



Environmental Planning Commission

Agenda Number: 04
Project Number: 1010895
Case #: 16EPC- 40046, 40048
October 13, 2016

Staff Report

Agent	Consensus Planning
Applicant	JR Malouff, Vientecillo LLC
Request	Sector Development Plan Amendment (Zone Change) Site Development plan for Subdivision
Legal Description	Tracts A,B and C Cibola Loop Subdivision
Location	Ellison Drive NW, between W. Cibola Loop and Cibola Loop
Size	26 acres
Existing Zoning	For C-1 Permissive Uses With no Drive-up Service Windows, SU-1 for Housing for Older Persons with Limited Medical Facilities , SU-1 for R-2 uses
Proposed Zoning	R-2, SU-1 for City of Albuquerque Community Facilities and Related uses SU-1 for C-1 permissive uses <i>with the addition of</i> retail sales of alcohol for off premise consumption as an ancillary use to a grocery store <i>and the addition of</i> on premises liquor sales associated with a sit down restaurant

Staff Recommendation

That a recommendation of:
APPROVAL of Case 16 EPC 40046,
SDP Map Amendment based on
the Findings beginning on Page 16
and conditions on page 23,

And
APPROVAL of of Case 16 EPC
40048, **SPS** based on the Findings
beginning on Page 24 and the
conditions on page 30,

Be forwarded to City Council

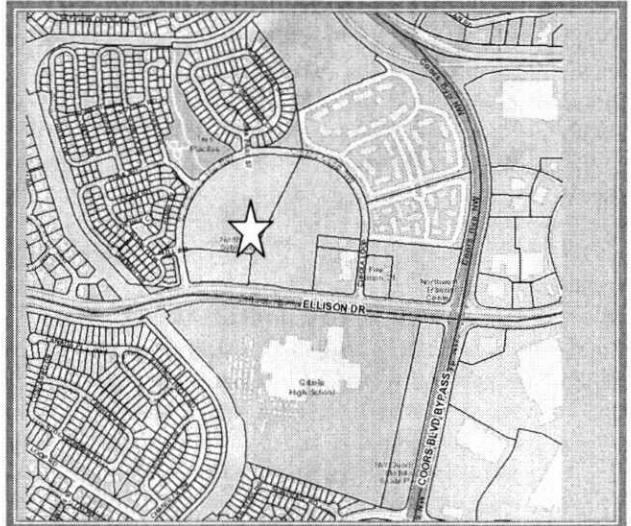
Staff Planner

Maggie Gould, Planner

Summary of Analysis

This is a request for a Sector Development Plan Amendment (Zone Change) for a 26 acre parcel located on Ellison near Coors Bypass. The request allows development of a new City library, pool and multigenerational center, reduces the acreage of multifamily zoning and add public facility and commercial uses. The applicant has justified the request as being more advantageous to the community because it will allow the development of needed services and due to changed conditions in the form of council resolutions to change the scope of the project and the removal of the senior housing on tract A.

The west side coalitional of neighborhoods was notified. A facilitated meeting was recommended, but was declined. Staff has not received any comments as this writing. There is no know opposition. Staff recommends a recommendation of approval be forwarded to City Council.



City Departments and other interested agencies reviewed this application from 09/06/2016 to 09/21/2016
Agency comments used in the preparation of this report begin on Page 31.



ZONING MAP

Note: Grey shading indicates County.



1 inch = 548 feet

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Zone Map Page: A-13
Additional Case Numbers:
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LAND USE MAP

Note: Grey shading indicates County.

KEY to Land Use Abbreviations

AGRI Agriculture
 COMM Commercial - Retail
 CMSV Commercial - Service
 DRNG Drainage
 MFG Manufacturing
 MULT Multi-Family or Group Home
 PARK Park, Recreation, or Open Space
 PRKG Parking
 PUBF Public Facility
 SF Single Family
 TRAN Transportation Facility
 VAC Vacant Land or Abandoned Buildings
 WH Warehousing & Storage

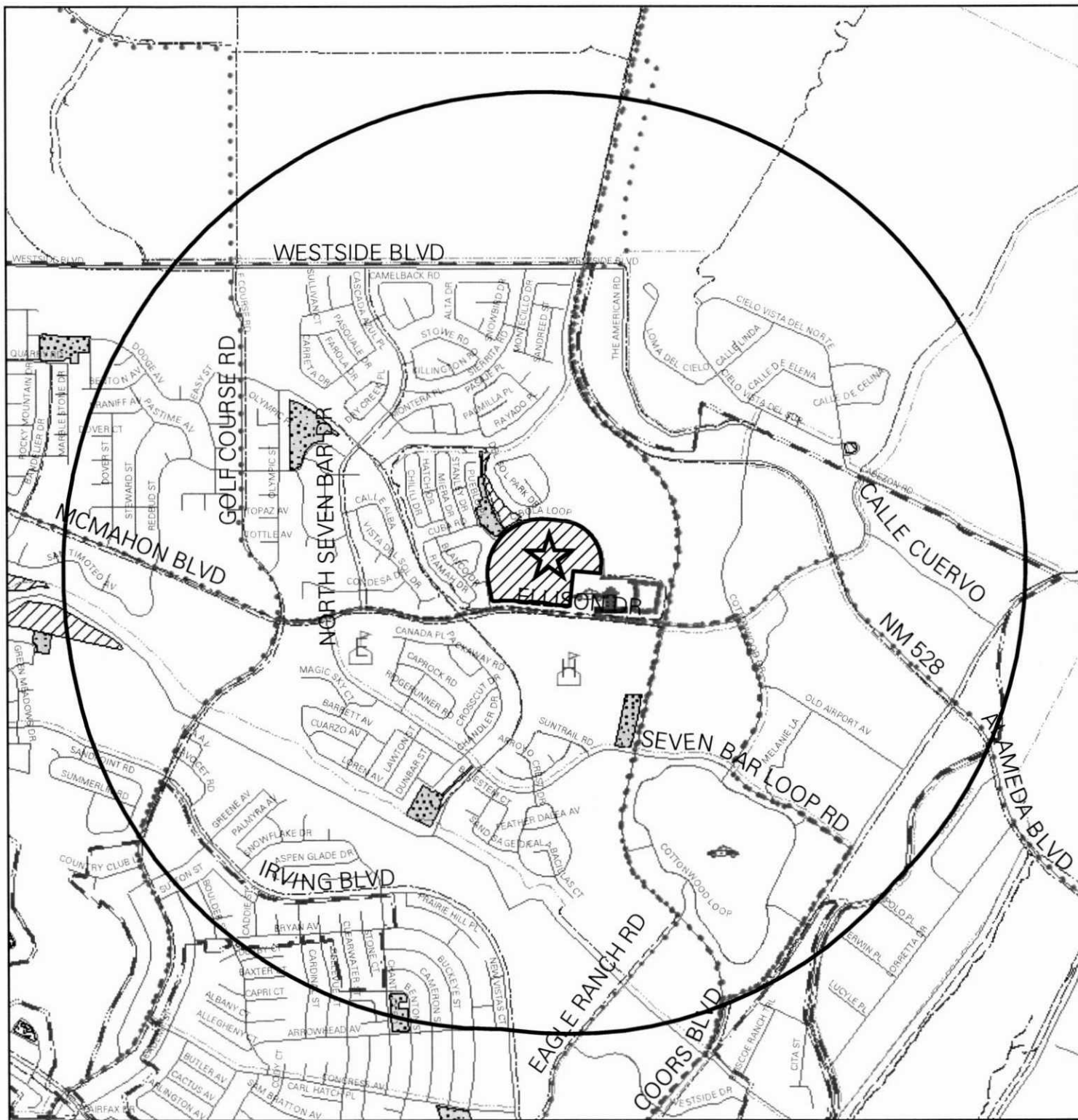


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Zone Map Page: A-13
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Public Facilities Map with One-Mile Buffer



- | | | | |
|----------------------|-------------------------|--------------------------|-----------------------------|
| COMMUNITY CENTER | FIRE | APS Schools | Landfill Buffer (1000 feet) |
| MULTI-SERVICE CENTER | POLICE | Proposed Bike Facilities | Landfills designated by EHD |
| SENIOR CENTER | SHERIFF | ABQ Bike Facilities | Developed County Park |
| LIBRARY | SOLID WASTE | ABQ Ride Routes | Undeveloped County Park |
| MUSEUM | Albuquerque City Limits | | Developed City Park |
| | | | Undeveloped City Park |

Project Number: 1010895

0 0.5 1 Miles

I. AREA CHARACTERISTICS AND ZONING HISTORY

Surrounding zoning, plan designations, and land uses:

	<i>Zoning</i>	<i>Comprehensive Plan Area; Applicable Rank II & III Plans</i>	<i>Land Use</i>
<i>Site</i>	See description on front page	Established Urban, WSSP, Seven Bar Ranch SDP	Vacant
<i>North</i>	SU-1 PRD, R-T, SU-1 for R-2 uses		Single Family, multi-family
<i>South</i>	R-1		Institutional, (Cibola High School)
<i>East</i>	SU-1 for R-2 uses, SU-1 for town center		Civic, Fire Station, Transit Center
<i>West</i>	SU-1 PRD,		Single Family

II. INTRODUCTION

Proposal

The site consists of three tracts:

Tract A, 11 acres, zoned, SU-1 for Housing for Older Persons with Limited Medical Facilities.

Tract B, 2.9 acres, zoned SU-1 for C-1 Permissive Uses with no Drive Up Services.

Tract C, 12.4 acres, zoned SU-1 for R-2 uses.

The applicant proposes a Site Development Plan for Subdivision to divide the site into four tracts, Lots 1(6.9 acres) and 2 (9 acres) zoned SU-1 for City of Albuquerque Community Facilities and Related Services, Lot 3 (5 acres) zoned R-2 and Lot 4(5 acres) zoned SU-1 for C-1 permissive uses with the addition of retail sales of alcohol for off premise consumption as an ancillary use to a grocery store and the addition of on premises liquor sales associated with a sit down restaurant.

The applicant proposes to amend the existing zoning on the site to allow the development of a City of Albuquerque Multigenerational Center and Swimming Pool, Apartments and neighborhood commercial services. The Site Development Plan for Subdivision (SPS) contains design standards to guide future development on Lots 1,2 and 4. Lot 3 is not covered by the SPS because it is straight zoned and does not require an SPS to guide future development. This SPS meets the requirements of § 14-16-2-22(A)(1), the SU-1 Zone. Because the original zoning was imposed by the Seven Bar Sector Development Plan, this request constitutes a map amendment to that plan.

The applicant is requesting that the review of Site Development Plans for Building Permit for future City facilities (lots 1 and 2) be delegated to the building permit process and that lot 4 be reviewed by the EPC.

EPC Role

The EPC has the authority to hear and consider all Site Development Plans associated with an SU-1 site within the City of Albuquerque [Ref: § 14-16-2-22(A)(1)]. The EPC is a recommending body for this request. Because the request is for a parcel that is covered by a Sector Development and exceeds an area of one block, City Council will be the final decision making body (14-16-4-1(15)(c)). This case is quasi-judicial matter.

History/Background

The site was zoned SU-1 for R-2 uses in the Seven Bar Sector Plan in 1985 and rezoned to the current zoning in 2008. In 2008 a Site Development for Subdivision to allow the development of multifamily housing and senior multifamily housing was also approved by the EPC for a portion of the site ((1003570, 08 EPC 40036 and 37). The site has remained vacant and the SPS was terminated in June of 2016 because, pursuant to § 14-16-3-11, Site Development Plan Termination, these plans are valid for seven years after approval and can be terminated if less 50% of the site has developed.

Context

The area is developed with a mixture of commercial, service and residential uses. Cottonwood regional shopping center is just east of the site. Cibola High School is across Ellison Drive from the site.

There are several City facilities nearby, the Northwest Transit Center, Fire Station and Northwest Police Substation to the east and the Northwest Quadrant Skate Park to the southeast.

Transportation System

The Long Range Roadway System (LRRS) map, produced by the Mid-Region Council of Governments (MRCOG), identifies the functional classifications of roadways.

The LRRS designates Ellison Drive and Coors Bypass as Principal Arterials.

The LRRS designates Cibola Loop as a Major Local street.

Comprehensive Plan Corridor Designation

Ellison is an Enhanced Transit Corridor west of Coors Bypass. Coors Bypass is a Major Transit Corridor.

Trails/Bikeways

A paved multi-use trail exists along Ellison drive (the McMahon Trail) with connections to the Black Arroyo Trail, along the Black Arroyo to the west of the site and the Tres Placitas Trail, which circles the Tres Placitas subdivision to the northwest of the site.

Ellison also contains a bike lane.

Transit

The Northwest Transit Center is located approximately .25 miles to the east of the site and is served by the 92, 94, 96, 98, 155, 157, 251, 790 bus routes.

Public Facilities/Community Services

Please refer to the Public Facilities Map in the packet for a complete listing of public facilities and community services located within one mile of the subject site.

III. ANALYSIS

APPLICABLE ORDINANCES, PLANS AND POLICIES

Albuquerque Comprehensive Zoning Code

The current zoning would allow the development of apartments, senior housing with associated, limited medical facilities and C-1 permissive uses excluding a drive up service window.

The proposed zoning will allow the development of City of Albuquerque Public facilities on lots 1 and 2, a pool, library and multigenerational center are proposed. The R-2 zone on lot 3 would allow the development of apartments at up to 30 dwelling units per acre and lot 4 could be developed with C-1 permissive uses with the added uses of alcohol sales associated with a grocery store and full alcohol service with a sit down restaurant.

The proposed zoning converts 16 acres of residential development to public service use on the west side of City and adds an additional 2 acres of commercial. The proposed commercial zoning is somewhat more intense than the existing zoning because it will allow limited alcohol sales.

Definitions (§14-16-1-5)

SITE DEVELOPMENT PLAN.

(1) An accurate plan at a scale of at least 1 inch to 100 feet which covers at least one lot and specifies:

(a) For Subdivision. The site, proposed use, pedestrian and vehicular ingress and egress, any internal circulation requirements and, for each lot, maximum building height, minimum building setback, and maximum total dwelling units and/or nonresidential uses' maximum floor area ratio. (See also MASTER DEVELOPMENT PLAN.)

DRIVE-UP SERVICE WINDOW. A building opening, including windows, doors, or mechanical devices, through which occupants of a motor vehicle receive or obtain a product or service.

Albuquerque / Bernalillo County Comprehensive Plan

Policy Citations are in Regular Text; Staff Analysis is in ***Bold Italics***

The subject site is located in the area designated Developing Urban by the Comprehensive Plan with a Goal to "create a quality urban environment which perpetuates the tradition of

identifiable, individual but integrated communities within the metropolitan area and which offers variety and maximum choice in housing, transportation, work areas, and life styles, while creating a visually pleasing built environment.' Applicable policies include:

Open Space Network

The Goal is to provide visual relief from urbanization and to offer opportunities for education, recreation, cultural activities, and conservation of natural resources by setting aside Major Public Open Space, parks, trail corridors, and open areas throughout the Comprehensive Plan area.

The request allows the development of City recreational facilities adjacent to existing parks and trails. The development may increase the access to trails by providing additional access points. The request furthers the Open Space Goal.

Land Use

Policy II.B.5d: The location, intensity and design of new development shall respect existing neighborhood values, natural environmental conditions and carrying capacities, scenic resources, and resources of other social, cultural, or recreational concern.

The proposed public facility and commercial uses are subject to the design guidelines in the SPS. These standards ensure that the future development will respect the style of development in the area and be of a good quality. The request will add recreational opportunities in an appropriate location. Policy II.B.5d is furthered by this request.

Policy II.B.5e: New growth shall be accommodated through development in areas where vacant land is contiguous to existing or programmed urban facilities and services and where the integrity of existing neighborhoods can be ensured.

The site has access to a full range of urban service and infrastructure including roads, transit, police and fire protection, water and electric lines. The location of the site and the design standards in the SPS ensure that the integrity of the neighborhood is maintained. Policy II.B.5e is furthered by this request.

Policy II.B.5h: Higher density housing is most appropriate in the following situations:

- In designated Activity Centers
- In areas with excellent access to the major street network.
- In areas where a mixed density pattern is already established by zoning or use, where it is compatible with existing area land uses and where adequate infrastructure is or will be available.
- In areas now predominantly zoned single-family only where it comprises a complete block face and faces onto similar or higher density development; up to 10 dwelling units per net acre.
- In areas where a transition is needed between single-family homes and much more intensive development: densities will vary up to 30 dwelling units per net acre according to the intensity of development in adjacent areas.

Policy II.B.5i: Employment and service uses shall be located to complement residential areas and shall be sited to minimize adverse effects of noise, lighting, pollution, and traffic on residential environments.

The request will allow the development of employment and services uses, both the commercial uses and the city facilities that will be close to the existing residential uses, but will be site plan controlled to ensure quality development and compatibility. Policy II.B.5i is furthered.

Policy II.B.5j: Where new commercial development occurs, it should generally be located in existing commercially zoned areas as follows:

- In small neighborhood-oriented centers provided with pedestrian and bicycle access within reasonable distance of residential areas for walking or bicycling.
- In larger area-wide shopping centers located at intersections of arterial streets and provided with access via mass transit; more than one shopping center should be allowed at an intersection only when transportation problems do not result.
- In freestanding retailing and contiguous storefronts along streets in older neighborhoods.

The request reduces the total acreage of multifamily development on the site, but the site is within a regional activity center with excellent access to roads and transit. and so is an appropriate location for some multifamily development. Policy II.B.5j is furthered by this request.

Policy II.B5m: Urban and site design which maintains and enhances unique vistas and improves the quality of the visual environment shall be encouraged.

Future development on the site will be subject to the SPS; the height is limited to 26 feet for the commercial development and 38 feet for the City buildings. The SPS contains design standards that will ensure quality development on the site. Policy II.B5m is furthered by the request.

Developed Landscape

Policy II.C.8b Public facilities (including buildings, parks, plazas, utilities, bridges, streets, stadiums, and airports) shall be designed to realize opportunities for City/County beautification.

Policy II.C.8d Landscaping shall be encouraged within public and private rights-of-way to control water erosion and dust, and create a pleasing visual environment; native vegetation should be used where appropriate.

The proposed development will be subject to the requirements of the zoning code and the SPS for landscaping. The SPS recommends native vegetation, contains guidance on stormwater and has standards to ensure quality design. Policy II.C.8b and Policy II.C.8d are furthered by this request.

Service Provision

The Service Provision Goal “is to develop and manage use of public services/facilities in an efficient and equitable manner and in accordance with other land use planning policies.”

The request will allow the development of new public facilities in an area where they are needed. The request further the service provision goal.

Transportation and Transit

Policy II.D.4d: The frequency of driveways along principal and minor arterial streets will be reduced when possible, towards a spacing frequency of one or drives per 300 feet of frontage on principal arterial and one or two drives per 200 feet on minor arterials.

The SPS shows three access points for the site; only one is from Ellison Drive and is 450 feet from west Cibola loop and 790 feet from Cibola Loop to the east. Policy II.D.4d is furthered.

Policy II.D.4g: Pedestrian opportunities shall be promoted and integrated into development to create safe and pleasant non-motorized travel conditions.

The SPS requires pedestrian connections throughout the site. The site is adjacent to trails, transit and bike facilities. People will be able to take advantage of a non-motorized travel options. Policy II.D.4g is furthered.

Economic Development

Policy II.D.6a: New employment opportunities which will accommodate a wide range of occupational skills and salary levels shall be encouraged and new jobs located convenient to areas of most need.

The proposed commercial and public facility zones will allow new development which may lead to new jobs on the west side; an area where jobs and housing are not balanced. The request further Policy II.D.6.a.

Education

The Education Goal "is to provide a wide variety of education and recreational opportunities available to citizens from all cultural, age and educational groups."

Policy II.D7c: Library services shall be expanded and made more accessible to people at a neighborhood and community level.

The proposed zoning will allow the development of a new library in an area where there is pedestrian, auto and access will provide both neighborhood and community access. The request further Policy II.D7c.

Policy II.D7e: Variety and flexibility in educational and recreational resources shall be encouraged through joint use of facilities.

The subject site has access to trails and bike paths and is close to the Northwest Quadrant Skate Park and Cibola High School, in addition to the three public that will developed on the site. The request further Policy II.D7e.

West Side Strategic Plan (Rank 2)

The West Side Strategic Plan (WSSP) was first adopted in 1997 and recently amended in 2011 to help promote development of Neighborhood and Community Activity Centers. The WSSP

identifies 13 communities, each with a unique identity and comprised of smaller neighborhood clusters. The site is located within the Seven Bar Community which lies between the Calabacillas Arroyo and the County line and between the Rio Grande and an area slightly west of the Rainbow Boulevard corridor. The site is within the Seven Bar Regional Center.

The regional scale commercial developments including Cottonwood Mall comprise a regional retail center. Community scale retail, professional offices, Cibola High School and multifamily housing surround the regional retail center, with community scale commercial uses extending south of the Calabacillas Arroyo along Coors Boulevard through the Paradise Community to Paseo del Norte.

Plan Objective 8: Promote job opportunities and business growth in appropriate areas of the West Side.

The proposed zone will allow the development of a variety of uses that could provide job opportunities in an area where the uses are appropriate. The request furthers Plan Objective 8.

Policy 1.7 The City shall encourage co-location of public services such as schools, libraries community/senior/multi-service centers, parks, retail and commercial services in Community and Neighborhood activity centers.

The subject site will be developed with a library, swimming pool and community center and retail uses. There is an existing park, skate park, police and fire station within walking distance of the site. The site is with the Seven Bar Regional Center. The request furthers Policy 1.7

Policy 2.5 When considering approval of subdivisions for residential development, the City Planning Department shall consider whether local public schools have sufficient capacity to support the increased number of homes.

School capacity is being considered. The request reduces the acreage of residential multi-family zoning(R-2) on the site from 12 acres to 5 acres. APS comments that Seven Bar Elementary is over capacity by 150 students, Taylor Middle School is under capacity 403 students and Cibola High School is over capacity by 60 students.

Policy 8.6: This Plan promotes joint use of park facilities whenever possible. Potential multiple uses include parks and schools, parks and drainage facilities, and parks with certain open space lands. Co-location shall occur as part of Activity Center development. The Mariposa Basin Park is a good example of a facility with multiple uses and close proximity to other compatible land uses. Opportunities for joint development would be evaluated on a case-by-case basis to determine feasibility and avoid excessive park development costs due to highly engineered solutions addressing site constraints.

The requested zoning and SPS will allow development of multiple city facilities and commercial use with in a regional activity center and in proximity to existing parks, schools and trails. Policy 8.6 is furthered.

Policy 7.18.b: Recreational facilities, including City facilities, non-profit and for profit providers, and schools should be located within Activity Centers that are accessible by all modes of transportation, particularly foot and bicycle.

The site has access to trails, bike paths, roads and transit; policy 7.18 b is furthered because future users of the site will have multiple ways to travel there.

Policy 8.2: City or County facilities, along with private facilities, shall be located within or adjacent to the Regional Center, Employment Centers, Community Centers, or in Neighborhood Centers. Facilities proposed outside of these locations must demonstrate to elected officials and the public that a compelling public need is best served by the alternate location.

The proposed facilities will be within the Regional Center, policy 8.2 is furthered by the request.

Policy 8.6: The West Side Strategic Plan recognizes that parks are important character-defining features for neighborhoods and communities. While the Park System Facility Plan is the guiding policy document for the distribution and location of parks to meet neighborhood and community needs, every effort should be made to achieve the goals of the co-location policies in siting parks and other facilities. It is also important that the Parks and Open Space System not be viewed as a land bank for future facilities. Opportunities for co-location of facilities should be discussed on a case-by-case basis.

The proposed facilities will collocated with Tres Placitas Park to the west of the site, with access to existing trails and bike paths. The request furthers Policy 8.6.

Policy 8.12: New library facilities shall be located in or adjacent to the Regional Center, Community Centers, Neighborhood Centers, or Employment Centers in the Plan area.

Policy 8.13: Libraries are particularly well-suited for co-location or sharing sites with other facilities, and are compatible with all age groups and activities. Future library sites shall locate according to these goals.

The request will allow the development of a new library within the regional center and collocated with additional City facilities that will serve multiple age groups. The request furthers Policy 8.12 and Policy 8.13.

Seven Bar Ranch Sector Plan (Rank 3)

The 7 Bar Sector Plan was first adopted in 1985, and revised in 2005 and 2007. The Plan generally encompasses properties bounded by Golf Course Road, the Calabacillas Arroyo, the Rio Grande River, the Corrales Village limits and Westside Boulevard specific boundaries are shown on Exhibit 6 in the Plan. The main purpose of the Plan was to establish zoning and guide future development in the area. The plan does not contain specific design regulations, but encourages view preservation, natural landscaping and development reflective of southwestern style. The subject site was zoned SU-1 R-2 in the original Seven Bar Ranch Sector Plan and rezoned in 2007.

The proposed SPS and zoning would consistent with the intent of the Seven Bar Ranch Sector Plan to have natural landscaping and view preservation and to have development in the area.

Resolution 270-1980 (Policies for Zone Map Change Applications)

This Resolution outlines policies and requirements for deciding zone map change applications pursuant to the Comprehensive City Zoning Code. There are several tests that must be met and the applicant must provide sound justification for the change. The burden is on the applicant to show why a change should be made, not on the City to show why the change should not be made.

The applicant must demonstrate that the existing zoning is inappropriate because of one of three findings: there was an error when the existing zone map pattern was created; or changed neighborhood or community conditions justify the change; or a different use category is more advantageous to the community, as articulated in the Comprehensive Plan or other City master plan.

Analysis of Applicant's Justification

Note: Policy is in regular text; Applicant's justification is in *italics*; staff's analysis is in ***bold italics***

- A. A proposed zone change must be found to be consistent with the health, safety, morals, and general welfare of the city.

The proposed zone will allow the development of City facilities which connect with existing cultural amenities. The site is already zoned for residential and commercial use.

The proposed commercial, public facility and residential uses are consistent with health, safety and general welfare of the City. The proposed public facilities will add much needed services to the west side.

- B. Stability of land use and zoning is desirable; therefore the applicant must provide a sound justification for the change. The burden is on the applicant to show why the change should be made, not on the city to show why the change should not be made.

The proposed zoning is appropriate for the site because it will allow the development public facilities that are needed on the west side of the City. The proposed zoning reduces the amount of multifamily development allowed on the site from 12 acres to 5 acres, and adds 2 acres of commercial uses. This is consistent with intent to have more jobs on the west side of the city and try balance the jobs to housing between the east and west sides of the city.

The added commercial uses, alcohol sales associated with a grocery store or sit down restaurant and the drive up service window for a bank or credit union add to the commercial viability of the site.

The proposed zoning to allow city facilities on the site will not have a destabilizing impact on the area. The allowed uses under the proposed SU-1 zone will serve the surrounding neighborhoods and will be compatible with existing services that have developed on the site to the north.

The request leaves five acres of multifamily zoning on the site, this reduces the burden on schools that the 12 acres of currently zoned land would have, while preserving some multifamily in an appropriate location (near transit and employment and services).

The added uses may contribute to the viability of the site by expanding the allowed uses. The added commercial uses are controlled by SU-1 zoning, the Site Development Plan for Subdivision and, for the alcohol uses, regulations at the state level. These protections ensure compatibility and stability with the surrounding area.

- C. A proposed change shall not be in significant conflict with adopted elements of the Comprehensive Plan or other city master plans and amendments thereto, including privately developed area plans which have been adopted by the city.

Refer to policy analysis

- D. The applicant must demonstrate that the existing zoning is inappropriate because:
1. There was an error when the existing zone map pattern was created; or
 2. Changed neighborhood or community conditions justify the change; or
 3. A different use category is more advantageous to the community, as articulated in the Comprehensive Plan or other city master plan, even though (D)(1) or (D)(2) above do not apply.

Staff's Response (refer to policy analysis for justification regarding more advantageous as articulated in the applicable plans and policies)

The applicant states that there changed conditions in the form of the removal of the deed restrictions on tract A, which only allowed senior housing. Also, the decision by City Council to amend the Capital Implementation Program to change the scope of the existing funding to allow for the planning, design, acquisition, construction and furnishing and equipment for a Northwest Mesa Library and Parks and Recreation Facilities. Also, the site has not developed under the existing zoning.

The applicant conducted a feasibility study that shows need for these facilities in the area.

The request is more advantageous to the community as articulated in the applicable plans and policies because it will add needed services in an underserved area, there is one City library west of the river and north of I-40. There are no City pools or spray parks in the area; the West Mesa Aquatic Center is located near Coors Boulevard and I-40. The County has a community center with a pool near Paradise Blvd and Unser Blvd.

The request decreases the amount of multifamily zoning on the site and replaces it with commercial and public facility use; this is consistent with the intent to have more employment and service opportunity on the west side. The five remaining acres of multifamily are in close proximity to employment, services and transit.

The added commercial uses on the site will improve the employment and services opportunities in the area. The SU-1 zoning adds design standards for lots 1, 2 and 4 and site

plan review for lot 4 to the process ensuring that future development is compatible with the existing area and the developed residential neighborhood.

- E. A change of zone shall not be approved where some of the permissive uses in the zone would be harmful to adjacent property, the neighborhood, or the community.

The site will not include any uses that are harmful to the adjacent property; the proposed zone contains uses already proposed for the site C-1 and R-2. The Site Development Plan for Subdivision has design guidelines to ensure that the development of the future commercial and public facilities is of a high quality. The addition of alcohol sales on the site adds to the allowed uses and will support the commercial viability of the site. The State of New Mexico regulates the sale of alcohol and has regulations regarding age, hours of sale and distance from churches and schools. The proposed zoning only allows alcohol sales within a grocery store or a restaurant.

The development of a drive up service window associated with a bank or credit union will require a vehicle movement plan approved by the Traffic Engineer.

Staff agrees that the sales of alcohol on the site will be fairly restrictive and are not likely to have a negative impact on the area. The sale of alcohol would not be allowed within 300 feet of Cibola High School. The State generally measures this distance from the point of sale of the alcohol to the property line of the school or church. The drive up service window associated a bank or credit union is a permissive use in the C-1 zone. The C-1 zone is mapped adjacent to single family neighborhoods and neighborhood commercial corridors through the city.

- F. A proposed zone change which, to be utilized through land development, requires major and unprogrammed capital expenditures by the city may be:

1. Denied due to lack of capital funds; or
2. Granted with the implicit understanding that the city is not bound to provide the capital improvements on any special schedule.

The City has set aside funding for the acquisition of the first 6.9 acres(lot 1) and will work to fund to the acquisition of the additional 9 acres(lot 2). The area has exiting urban services and infrastructure.

While the proposed development on a portion of the site will require capital expenditures on the part of the City, these will not be unprogramed expenditures. The City will be able to plan for and phase the development over time.

- G. The cost of land or other economic considerations pertaining to the applicant shall not be the determining factor for a change of zone.

The City is the contract purchaser for 16 acres of the site. The location for the City facilities was determined through a planning process. The residential and commercial uses are allowed on the site.

The applicant has not listed economics as the main justification for the request. The request furthers many goals and policies of the applicable plans.

- H. Location on a collector or major street is not in itself sufficient justification for apartment, office, or commercial zoning.

The subject site is already zoned for commercial and residential uses. The location on Ellison Drive is relevant to the request because Ellison is a regional principle arterial and an appropriate location for the proposed uses.

Staff agrees that the location is appropriate for the proposed uses, but the applicant has provided justification in the form of policy analysis showing that the request is consistent with the applicable goals and policies.

- I. A zone change request which would give a zone different from surrounding zoning to one small area, especially when only one premise is involved, is generally called a "spot zone." Such a change of zone may be approved only when:

1. The change will clearly facilitate realization of the Comprehensive Plan and any applicable adopted sector development plan or area development plan; or
2. The area of the proposed zone change is different from surrounding land because it could function as a transition between adjacent zones; because the site is not suitable for the uses allowed in any adjacent zone due to topography, traffic, or special adverse land uses nearby; or because the nature of structures already on the premises makes the site unsuitable for the uses allowed in any adjacent zone.

The property is currently zoned SU-1 and there are many similarly zoned properties in the area.

The Seven Bar Sector Development Plan zoned the area SU-1 for a variety of uses. The proposed zoning is compatible with the existing development and zoning in the area. The five acres of R-2 zoning will be located across Cibola loop from property zoned SU-1 for R-2 uses.

- J. A zone change request, which would give a zone different from surrounding zoning to a strip of land along a street is generally called "strip zoning." Strip commercial zoning will be approved only where:

1. The change will clearly facilitate realization of the Comprehensive Plan and any adopted sector development plan or area development plan; and
2. The area of the proposed zone change is different from surrounding land because it could function as a transition between adjacent zones or because the site is not suitable for the uses allowed in any adjacent zone due to traffic or special adverse land uses nearby.

The proposed zoning will not create a strip zone because of the size, shape and location of the site.

The proposed zoning will not create a strip of land with zoning that is different from the surrounding zoning. The request will maintain the SU-1 zoning on the bulk of the property and will zone the five acres in the north east corner the same zoning as the property just across Cibola loop.

Other Analysis

The request is consistent with intent to have more jobs and services on the west side of the city because it removes 18 acres from housing uses and converts it to service and commercial uses.

Future development on the site will be subject to the traffic analysis requirements of the City and the State.

SITE DEVELOPMENT PLAN FOR SUBDIVISION

Request

The Site Development Plan for Subdivision covers lots 1, 2 and 4 and sets out the design and building standards for future development on these lots.

Section 14-16-3-11 of the Zoning Code states, "...Site Development Plans are expected to meet the requirements of adopted city policies and procedures." As such, staff has reviewed the attached site development plan for conformance with applicable goals and policies in the Comprehensive Plan, Zoning Code, West Side Strategic Plan and Seven Bar SDP.

Site Plan Layout / Configuration

The Site Development Plan for Subdivision (SPS) contains numbered sections 1-14, the sections are referenced in the analysis below. For example, (6.2) would reference section 6, Landscaping, item 2.

The site takes access from Ellison Drive and Cibola Loop, with one access point on the east side through lot 1 and one on the west side between lots 3 and 4. The three access drives meet near the center of the site.

The maximum allowed height for the future City buildings is 36 feet, and the maximum allowed height for the commercial buildings will be 26 feet.

The minimum building setback is 30 feet from the ROW of Ellison Drive or Cibola Loop.

The minimum parking area setback is 20 feet from the ROW of Ellison Drive or Cibola Loop.

Playground areas must be setback 30 feet from streets or parking areas, unless surrounded by a physical barrier.

Public Outdoor Space

The SPS requires shaded outdoor patios for restaurants (2.6).

Vehicular Access, Circulation and Parking

Parking will be provided for the commercial as required by the C-1 zone, the City development will have a maximum of 300 spaces for the Multigenerational center, with a minimum of 20 accessible space, the library will have maximum 110 spaces, with 8 accessible space and the pool will have a maximum of 100 spaces, with 4 accessible spaces (3.2).

Pedestrian and Bicycle Access and Circulation, Transit Access

The site has access to the existing paved multi-use trail along Ellison drive (the McMahon Trail) with connections to the Black Arroyo Trail, along the Black Arroyo to the west of the site and the Tres Placitas Trail, which circles the Tres Placitas subdivision to the northwest of the site. Ellison also contains a bike lane. The SPS requires connections to these trails and to buildings on the site, sidewalks and roadways (2.4).

Bicycle parking is required near building entrances (3.3 and 12.4) as required by the zoning code (§14-16-3-1(B)).

Walls/Fences

The SPS allows finished block, spilt face block, burnished block, architectural concrete and stone as wall materials (7.14). Section 7, Screening and Walls and Fencing contains extensive guidance for the future swimming pool fencing and screening, limits retaining walls heights to 10 feet in height (7.8) and addresses safety for PNM facilities.

Lighting and Security

Section 9, Lighting and Noise requires all light fixtures to be shielded with full cut angles.

Light pole is height is limited 30 feet for the parking areas and internal streets and 16 feet for pedestrian paths. Bollard lighting is limited to 48 inches in height (9.3).

Landscaping

Section 6, Landscaping, recommends that native and naturalized plant species should be used, calls out the maintenance responsibility for landscape areas(6.2 and 6.3), recommends that outdoor areas be design for both recreation and drainage(6.9) and provides minimum plants sizes (6.11).

Grading, Drainage, Utility Plans

The SPS contains section 14 on Sustainability and Stormwater Control, this section recommends water harvesting (14.2) , drainage into landscaped areas (14.4) and plantings to filter runoff (14.6). Section 13 addresses utilities and requires new electric lines to be placed underground and requires screening of transformers, utility pads and telephone boxes while providing for the safety of utility workers.

Architecture

The SPS does not specify an architectural style but requires building articulation (8.6), step downs to relate to pedestrian scale (8.7) and the architectural integration of cell towers.

Signage

The SPS contains signage guidelines regarding size, location and sign content. One project sign is allowed at each of the three entry points. The sign at Ellison can be up to 15 feet in height and

up to 75 square feet in size; the signs at Cibola Loop can be up to 10 feet in height and up to 50 square feet.

One monument sign is allowed for each civic building and for the commercial parcel. These signs cannot exceed 40 square feet in size and 8 feet in height.

IV. AGENCY & NEIGHBORHOOD CONCERNS

Reviewing Agencies

The Long Range Planning Section commented that the city has many SU-1 zones and the SU-1 zone can be unwieldy to administer. Follow up with Long Planning indicates that they do not think the entire site should be straight zoned, but are providing informational comments. The request does not create new SU-1 zoning and does remove 5 acres from the SU-1 designation.

APS commented that the elementary school and high school for the area are over capacity. Also APS would not support a waiver for alcohol sales within 300 feet of a school. The commercial tract (lot 4) in approximately 500 feet deep it may be possible to develop a restaurant or grocery use that is not within 300 feet of the school. The applicant would be responsible for going through the license process with the state if the zoning is granted.

Future development will require coordination with the ABCWUA and PNM for utility service and with the City and NM DOT for transportation issues. These can be addressed through the building permit process.

Neighborhood/Public

The Westside Coalition of Neighborhoods was notified, a facilitated was recommended, but was not desired by the affected neighborhoods.

Staff has not received any comments from the public as of this writing.

V. CONCLUSION

This is two part request for a Sector Development Plan Amendment (Zone Map Amendment) and a Site Development Plan for Subdivision. The request will allow the development of new public facilities and expanded commercial services on the west side. The request reduces the amount of residential development allowed on the site and is consistent with intent to have more employment and service opportunities on the west side.

The applicant has justified the request as being more advantageous to the community as articulated in the applicable plans because it will address a public need for recreational and cultural facilities as identified by a recent feasibility study and due to changed conditions in the form of the removal of the deed restriction on Tract A allowing only senior housing.

Staff believes that the design standards and City review are sufficient to allow delegation of the City facilities to the building permit process.

FINDINGS – 16 EPC- 40046 - October 13, 2016 , Sector Development Plan Map Amendment (Zone Change)

1. This is a request for a Sector Development Plan Map Amendment for Tracts A,B and C Cibola Loop Subdivision located on Ellison Drive NW, between West Cibola Loop and Cibola Loop and containing approximately 26 acres.
2. The site is currently zoned :Tract A, 11 acres, , SU-1 for Housing for Older Persons with Limited Medical Facilities, Tract B, 2.9 acres, SU-1 for C-1 Permissive Uses with no Drive Up Services and Tract C, 12.4 acres, SU-1 for R-2 uses. The applicant proposes a Site Development Plan for Subdivision (16 EC 40048) to divide the site into four tracts with new zoning, Lots 1(6.9 acres) and 2 (9 acres) zoned SU-1 for City of Albuquerque Community Facilities and Related Services, Lot 3 (5 acres) zoned R-2 and Lot 4(5 acres) zoned SU-1 for C-1 permissive uses with the addition of retail sales of alcohol for off premise consumption as an ancillary use to a grocery store and the addition of on premises liquor sales associated with a sit down restaurant . The Site Development Plan for Subdivision is heard concurrently with this request.
3. The subject site was zoned SU-1 for R-2 uses by the Seven Bar Sector Development Plan on 1989 and rezoned in 2008 to the current zones (1003570, 08 EPC 40037).
4. The EPC is a recommending body for this request. Because the request is for a parcel that is covered by a Sector Development and exceeds an area of one block, City Council will be the final decision making body (14-16-4-1(15)(c)).
5. The Albuquerque/Bernalillo County Comprehensive Plan, West Side Strategic Plan, Seven Bar Sector Development Plan and the City of Albuquerque Zoning Code are incorporated herein by reference and made part of the record for all purposes.
6. The subject site is within the Established Urban Area of the Comprehensive Plan. The request is in general compliance with the following applicable goals and policies of the Comprehensive Plan:

A. Open Space Network

The Goal is to provide visual relief from urbanization and to offer opportunities for education, recreation, cultural activities, and conservation of natural resources by setting aside Major Public Open Space, parks, trail corridors, and open areas throughout the Comprehensive Plan area.

The request allows the development of City recreational facilities adjacent to existing parks and trails. The development may increase the access to trails by providing additional access points. The request furthers the Open Space Goal.

B. Land Use

1. Policy II.B.5d: The location, intensity and design of new development shall respect existing neighborhood values, natural environmental conditions and carrying capacities, scenic resources, and resources of other social, cultural, or recreational concern.

The proposed public facility and commercial uses are subject to the design guidelines in the SPS. These standards ensure that the future development will respect the style of development in the area and be of a good quality. The request will add recreational opportunities in an appropriate location. Policy II.B.5d is furthered by this request.

2. Policy II.B.5e: New growth shall be accommodated through development in areas where vacant land is contiguous to existing or programmed urban facilities and services and where the integrity of existing neighborhoods can be ensured.

The site has access to a full range of urban service and infrastructure including roads, transit, police and fire protection, water and electric lines. The location of the site and the design standards in the SPS ensure that the integrity of the neighborhood is maintained. Policy II.B.5e is furthered by this request.

3. Policy II.B.5h: Higher density housing is most appropriate in the following situations:
 - In designated Activity Centers
 - In areas with excellent access to the major street network.
 - In areas where a mixed density pattern is already established by zoning or use, where it is compatible with existing area land uses and where adequate infrastructure is or will be available.
 - In areas now predominantly zoned single-family only where it comprises a complete block face and faces onto similar or higher density development; up to 10 dwelling units per net acre.
 - In areas where a transition is needed between single-family homes and much more intensive development: densities will vary up to 30 dwelling units per net acre according to the intensity of development in adjacent areas.
4. Policy II.B.5i: Employment and service uses shall be located to complement residential areas and shall be sited to minimize adverse effects of noise, lighting, pollution, and traffic on residential environments.

The request will allow the development of employment and services uses, both the commercial uses and the city facilities that will be close to the existing residential uses, but will be site plan controlled to ensure quality development and compatibility. Policy II.B.5i is furthered.

5. Policy II.B.5j: Where new commercial development occurs, it should generally be located in existing commercially zoned areas as follows:

- In small neighborhood-oriented centers provided with pedestrian and bicycle access within reasonable distance of residential areas for walking or bicycling.
- In larger area-wide shopping centers located at intersections of arterial streets and provided with access via mass transit; more than one shopping center should be allowed at an intersection only when transportation problems do not result.
- In freestanding retailing and contiguous storefronts along streets in older neighborhoods.

The request reduces the total acreage of multifamily development on the site, but the site is within a regional activity center with excellent access to roads and transit. and so is an appropriate location for some multifamily development. Policy II.B.5j is furthered by this request.

6. Policy II.B5m: Urban and site design which maintains and enhances unique vistas and improves the quality of the visual environment shall be encouraged.

Future development on the site will be subject to the SPS; the height is limited to 26 feet for the commercial development and 38 feet for the City buildings. The SPS contains design standards that will ensure quality development on the site. Policy II.B5m is furthered by the request.

C. Developed Landscape

1. Policy II.C.8b Public facilities (including buildings, parks, plazas, utilities, bridges, streets, stadiums, and airports) shall be designed to realize opportunities for City/County beautification. Policy II.C.8d Landscaping shall be encouraged within public and private rights-of-way to control water erosion and dust, and create a pleasing visual environment; native vegetation should be used where appropriate.

The proposed development will be subject to the requirements of the zoning code and the SPS for landscaping. The SPS recommends native vegetation, contains guidance on stormwater and has standards to ensure quality design. Policy II.C.8b and Policy II.C.8d are furthered by this request.

D. Service Provision

The Service Provision Goal "is to develop and manage use of public services/facilities in an efficient and equitable manner and in accordance with other land use planning policies."

The request will allow the development of new public facilities in an area where they are needed. The request furthers the service provision goal.

E. Transportation and Transit

1. Policy II.D.4d: The frequency of driveways along principal and minor arterial street s will be reduced when possible, towards a spacing frequency of one or drives per 300 feet of frontage on principal arterial and one or two drives per 200 feet on minor arterials.

The SPS shows three access points for the site; only one is from Ellison Drive and is 450 feet from west Cibola loop and 790 feet from Cibola Loop to the east. Policy II.D.4d is furthered.

2. Policy II.D.4g: Pedestrian opportunities shall be promoted and integrated into development to create safe and pleasant non-motorized travel conditions.

The SPS requires pedestrian connections throughout the site. The site is adjacent to trails, transit and bike facilities. People will be able to take advantage of a non-motorized travel options. Policy II.D.4g is furthered.

F. Economic Development

1. Policy II.D.6a: New employment opportunities which will accommodate a wide range of occupational skills and salary levels shall be encouraged and new jobs located convenient to areas of most need.

The proposed commercial and public facility zones will allow new development which may lead to new jobs on the west side; an area where jobs and housing are not balanced. The request further Policy II.D.6.a.

G. Education

The Education Goal "is to provide a wide variety of education and recreational opportunities available to citizens from all cultural, age and educational groups."

1. Policy II.D7c: Library services shall be expanded and made more accessible to people at a neighborhood and community level.

The proposed zoning will allow the development of a new library in an area where there is pedestrian, auto and access will provide both neighborhood and community access. The request further Policy II.D7c.

2. Policy II.D7e: Variety and flexibility in educational and recreational resources shall be encouraged through joint use of facilities.

The subject site has access to trails and bike paths and is close to the Northwest Quadrant Skate Park and Cibola High School, in addition to the three public that will developed on the site. The request further Policy II.D7e.

Policy xyz:

7. The subject site is with the boundaries of the West Side Strategic Plan. The following policies are applicable to the request.:

- A. Plan Objective 8: Promote job opportunities and business growth in appropriate areas of the West Side.

The proposed zone will allow the development of a variety of uses that could provide job opportunities in an area where the uses are appropriate. The request furtheres Plan Objective 8.

- B. Policy 1.7 The City shall encourage co-location of public services such as schools, libraries community/senior/multi-service centers, parks, retail and commercial services in Community and Neighborhood activity centers.

The subject site will be developed with a library, swimming pool and community center and retail uses. There is an existing park, skate park, police and fire station within walking distance of the site. The site is with the Seven Bar Regional Center. The request furtheres Policy 1.7

- C. Policy 2.5 When considering approval of subdivisions for residential development, the City Planning Department shall consider whether local public schools have sufficient capacity to support the increased number of homes.

School capacity is being considered. The request reduces the acreage of residential multifamily zoning(R-2) on the site from 12 acres to 5 acres. APS comments that Seven Bar Elementary is over capacity by 150 students, Taylor Middle School is under capacity 403 students and Cibola High School is over capacity by 60 students.

- D. Policy 8.6: This Plan promotes joint use of park facilities whenever possible. Potential multiple uses include parks and schools, parks and drainage facilities, and parks with certain open space lands. Co-location shall occur as part of Activity Center development. The Mariposa Basin Park is a good example of a facility with multiple uses and close proximity to other compatible land uses. Opportunities for joint development would be evaluated on a case-by-case basis to determine feasibility and avoid excessive park development costs due to highly engineered solutions addressing site constraints.

The requested zoning and SPS will allow development of multiple city facilities and commercial use with in a regional activity center and in proximity to existing parks, schools and trails. Policy 8.6 is furthered.

- E. Policy 7.18.b: Recreational facilities, including City facilities, non-profit and for profit providers, and schools should be located within Activity Centers that are accessible by all modes of transportation, particularly foot and bicycle.

The site has access to trails, bike paths, roads and transit; policy 7.18 b is furthered because future users of the site will have multiple ways to travel there.

- F. Policy 8.2: City or County facilities, along with private facilities, shall be located within or adjacent to the Regional Center, Employment Centers, Community Centers, or in Neighborhood Centers. Facilities proposed outside of these locations must demonstrate to elected officials and the public that a compelling public need is best served by the alternate location.

The proposed facilities will be within the Regional Center, policy 8.2 is furthered by the request.

- G. Policy 8.6: The West Side Strategic Plan recognizes that parks are important character-**defining** features for neighborhoods and communities. While the Park System Facility Plan is the guiding policy document for the distribution and location of parks to meet neighborhood and community needs, every effort should be made to achieve the goals of the co-location policies in siting parks and other facilities. It is also important that the Parks and Open Space System not be viewed as a land bank for future facilities. Opportunities for co-location of facilities should be discussed on a case-by-case basis.

The proposed facilities will collocated with Tres Placitas Park to the west of the site, with access to existing trails and bike paths. The request furthers Policy 8.6.

- H. Policy 8.12: New library facilities shall be located in or adjacent to the Regional Center, Community Centers, Neighborhood Centers, or Employment Centers in the Plan area. Policy 8.13: Libraries are particularly well-suited for co-location or sharing sites with other facilities, and are compatible with all age groups and activities. Future library sites shall locate according to these goals.

The request will allow the development of a new library within the regional center and collocated with additional City facilities that will serve multiple age groups. The request furthers Policy 8.12 and Policy 8.13.

8. The subject site is within the boundaries of the Seven Bar Ranch Sector Development Plan. The proposed SPS and zoning would consistent with the intent of the Seven Bar Ranch Sector Development Plan to have natural landscaping and view preservation and to have development in the area.
9. The applicant has justified the zone change request pursuant to R-270-1980 as follows:
- A. The proposed commercial, public facility and residential uses are consistent with health, safety and general welfare of the City. The proposed public facilities will add much needed services to the west side.
- B. The proposed zoning to allow city facilities on the site will not have a destabilizing impact on the area. The allowed uses under the proposed SU-1 zone will serve the surrounding neighborhoods and will be compatible with existing services that have developed on the site to the north.
- The request leaves five acres of multifamily zoning on the site, this reduces the burden on schools that the 12 acres of currently zoned land would have , while preserving some multifamily in an appropriate location (near transit and employment and services).
- The added uses may contribute to the viability of the site by expanding the allowed uses. The added commercial uses are controlled by SU-1 zoning, the Site Development Plan for Subdivision and, for the alcohol uses, regulations at the state level. These protections ensure compatibility and stability with the surrounding area.
- C. See findings 5, 6 and 7.

D. The applicant states that there changed conditions in the form of the removal of the deed restrictions on tract A, which only allowed senior housing. Also, the decision by City Council to amend the Capital Implementation Program to change the scope of the existing funding to allow for the planning, design, acquisition, construction and furnishing and equipment for a Northwest Mesa Library and Parks and Recreation Facilities. Also, the site has not developed under the existing zoning.

The applicant conducted a feasibility study that shows need for these facilities in the area.

The request is more advantageous to the community as articulated in the applicable plans and policies because it will add needed services in an underserved area, there is one City library west of the river and north of I-40. There are no City pools or spray parks in the area; the West Mesa Aquatic Center is located near Coors Boulevard and I-40. The County has a community center with a pool near Paradise Blvd and Unser Blvd.

The request decreases the amount of multifamily zoning on the site and replaces it with commercial and public facility use; this is consistent with the intent to have more employment and service opportunity on the west side. The five remaining acres of multifamily are in close proximity to employment, services and transit.

The added commercial uses on the site will improve the employment and service opportunities in the area. The SU-1 zoning adds design standards for lots 1, 2 and 4 and site plan review for lot 4 to the process ensuring that future development is compatible with the existing area and the developed residential neighborhoods.

E. The sales of alcohol on the site will be fairly restrictive and are not likely to have a negative impact on the area. The sale of alcohol would not be allowed within 300 feet of Cibola High School. The State generally measures this distance from the point of sale of the alcohol to the property line of the school or church. The drive up service window associated a bank or credit union is a permissive use in the C-1 zone. The development of a drive up service window associated with a bank or credit union will require a vehicle movement plan approved by the Traffic Engineer. The C-1 zone is mapped adjacent to single family neighborhoods and in neighborhood commercial corridors through the city.

F. While the proposed development on a portion of the site will require capital expenditures on the part of the City, these will not be unprogramed expenditures. The City will be able to plan for and phase the development over time.

G. The applicant has not listed economics as the main justification for the request. The request furthers many goals and policies of the applicable plans.

H. The location is appropriate for the proposed uses, but the applicant has provided justification in the form of policy analysis showing that the request is consistent with the applicable goals and policies.

I. The Seven Bar Sector Development Plan zoned the area SU-1 for a variety of uses. The proposed zoning is compatible with the existing development and zoning in the area. The

five acres of R-2 zoning will be located across Cibola loop from property zoned SU-1 for R-2 uses.

J. The proposed zoning will not create a strip of land with zoning that is different from the surrounding zoning. The request will maintain the SU-1 zoning on the bulk of the property and will zone the five acres in the north east corner the same zoning as the property just across Cibola loop.

10. The Westside Coalition of Neighborhoods was notified, a facilitated was recommended, but was not desired by the affected neighborhoods.
11. Property owners with 100 feet of the site were also notified of the request. Staff has not received any comments from the public as of this writing.
12. The request helps to address the imbalance of jobs to housing between the east and west sides of the city.

RECOMMENDATION - 16EPC-40046- October 13, 2016

THAT A RECOMMENDATION of APPROVAL of 16 EPC 40046 a request for a Sector Development Plan Map Amendment from SU-1 for Housing for Older Persons with Limited Medical Facilities, SU-1 for C-1 Permissive Uses with no Drive Up Services and Tract C, 12.4 acres and SU-1 for R-2 uses. To SU-1 for City of Albuquerque Community Facilities and Related Services , R-2 and SU-1 for C-1 permissive uses with the addition of retail sales of alcohol for off premise consumption as an ancillary use to a grocery store and the addition of on premises liquor sales associated with a sit down restaurant for Tracts A, B and C of the Cibola Loop Subdivision based on the preceding Findings and subject to the following Conditions of Approval, be forwarded to City Council

CONDITIONS OF APPROVAL - 16EPC-40046- October 13, 2016 (ZONE MAP AMENDMENT)

1. The zone map amendment does not become effective until the accompanying site development plan is approved by the DRB, pursuant to §14-16-4-1(C)(16) of the Zoning Code. If such requirement is not met within six months after the date of EPC approval, the zone map amendment is void. The Planning Director may extend this time limit up to an additional six months upon request by the applicant.

FINDINGS - 16EPC- 40048 -October 13, 2016 Site Development Plan for Subdivision

1. This is a request for a Site Development Plan for Subdivision (SPS) for Tracts A,B and C Cibola Loop Subdivision located on Ellison Drive NW, between West Cibola Loop and Cibola Loop and containing approximately 26 acres.
2. The SPS divides the site into four tracts with new zoning, Lots 1(6.9 acres) and 2 (9 acres) zoned SU-1 for City of Albuquerque Community Facilities and Related Services, Lot 3 (5 acres) zoned R-2 and Lot 4(5 acres) zoned SU-1 for C-1 permissive uses with the addition of retail sales of alcohol for off premise consumption as an ancillary use to a grocery store and the addition of on premises liquor sales associated with a sit down restaurant .
3. The subject site was zoned SU-1 for R-2 uses by the Seven Bar Sector Development Plan on 1989 and rezoned in 2008 to the current zones. The SPS approved with the 2008 zone change (1003570 , 08EPC -40036) has been terminated pursuant to § 14-16-3-11 because no development occurred on the site within the seven time frame allowed for SPS approvals.
4. A Sector Development Plan Amendment (Zone Change) 16 EPC 40046 is heard concurrently with this request.
5. The EPC is a recommending body for this request. Because the request is for a parcel that is covered by a Sector Development and exceeds an area of one block, City Council will be the final decision making body (14-16-4-1(15)(c)). Because the SPS is a requirement for the Sector Development Plan Amendment(zone change), the SPS will also be reviewed by City Council.
6. The Albuquerque/Bernalillo County Comprehensive Plan, West Side Strategic Plan, Seven Bar Sector Development Plan and the City of Albuquerque Zoning Code are incorporated herein by reference and made part of the record for all purposes.
7. The subject site is within the Established Urban Area of the Comprehensive Plan. The request is in general compliance with the following applicable goals and policies of the Comprehensive Plan:
 - H. Open Space Network

The Goal is to provide visual relief from urbanization and to offer opportunities for education, recreation, cultural activities, and conservation of natural resources by setting aside Major Public Open Space, parks, trail corridors, and open areas throughout the Comprehensive Plan area.

The request allows the development of City recreational facilities adjacent to existing parks and trails. The development may increase the access to trails by providing additional access points. The request furthers the Open Space Goal.

I. Land Use

7. Policy II.B.5d: The location, intensity and design of new development shall respect existing neighborhood values, natural environmental conditions and carrying capacities, scenic resources, and resources of other social, cultural, or recreational concern.

The proposed public facility and commercial uses are subject to the design guidelines in the SPS. These standards ensure that the future development will respect the style of development in the area and be of a good quality. The request will add recreational opportunities in an appropriate location. Policy II.B.5d is furthered by this request.

8. Policy II.B.5e: New growth shall be accommodated through development in areas where vacant land is contiguous to existing or programmed urban facilities and services and where the integrity of existing neighborhoods can be ensured.

The site has access to a full range of urban service and infrastructure including roads, transit, police and fire protection, water and electric lines. The location of the site and the design standards in the SPS ensure that the integrity of the neighborhood is maintained. Policy II.B.5e is furthered by this request.

9. Policy II.B.5h: Higher density housing is most appropriate in the following situations:
- In designated Activity Centers
 - In areas with excellent access to the major street network.
 - In areas where a mixed density pattern is already established by zoning or use, where it is compatible with existing area land uses and where adequate infrastructure is or will be available.
 - In areas now predominantly zoned single-family only where it comprises a complete block face and faces onto similar or higher density development; up to 10 dwelling units per net acre.
 - In areas where a transition is needed between single-family homes and much more intensive development: densities will vary up to 30 dwelling units per net acre according to the intensity of development in adjacent areas.
10. Policy II.B.5i: Employment and service uses shall be located to complement residential areas and shall be sited to minimize adverse effects of noise, lighting, pollution, and traffic on residential environments.

The request will allow the development of employment and services uses, both the commercial uses and the city facilities that will be close to the existing residential uses, but will be site plan controlled to ensure quality development and compatibility. Policy II.B.5i is furthered.

11. Policy II.B.5j: Where new commercial development occurs, it should generally be located in existing commercially zoned areas as follows:

- In small neighborhood-oriented centers provided with pedestrian and bicycle access within reasonable distance of residential areas for walking or bicycling.
- In larger area-wide shopping centers located at intersections of arterial streets and provided with access via mass transit; more than one shopping center should be allowed at an intersection only when transportation problems do not result.
- In freestanding retailing and contiguous storefronts along streets in older neighborhoods.

The request reduces the total acreage of multifamily development on the site, but the site is within a regional activity center with excellent access to roads and transit. and so is an appropriate location for some multifamily development. Policy II.B.5j is furthered by this request.

12. Policy II.B5m: Urban and site design which maintains and enhances unique vistas and improves the quality of the visual environment shall be encouraged.

Future development on the site will be subject to the SPS; the height is limited to 26 feet for the commercial development and 38 feet for the City buildings. The SPS contains design standards that will ensure quality development on the site. Policy II.B5m is furthered by the request.

J. Developed Landscape

2. Policy II.C.8b Public facilities (including buildings, parks, plazas, utilities, bridges, streets, stadiums, and airports) shall be designed to realize opportunities for City/County beautification. Policy II.C.8d Landscaping shall be encouraged within public and private rights-of-way to control water erosion and dust, and create a pleasing visual environment; native vegetation should be used where appropriate.

The proposed development will be subject to the requirements of the zoning code and the SPS for landscaping. The SPS recommends native vegetation, contains guidance on stormwater and has standards to ensure quality design. Policy II.C.8b and Policy II.C.8d are furthered by this request.

K. Service Provision

The Service Provision Goal "is to develop and manage use of public services/facilities in an efficient and equitable manner and in accordance with other land use planning policies."

The request will allow the development of new public facilities in an area where they are needed. The request further the service provision goal.

L. Transportation and Transit

3. Policy II.D.4d: The frequency of driveways along principal and minor arterial streets will be reduced when possible, towards a spacing frequency of one or drives per 300 feet of frontage on principal arterial and one or two drives per 200 feet on minor arterials.

The SPS shows three access points for the site; only one is from Ellison Drive and is 450 feet from west Cibola loop and 790 feet from Cibola Loop to the east. Policy II.D.4d is furthered.

4. Policy II.D.4g: Pedestrian opportunities shall be promoted and integrated into development to create safe and pleasant non-motorized travel conditions.

The SPS requires pedestrian connections throughout the site. The site is adjacent to trails, transit and bike facilities. People will be able to take advantage of a non-motorized travel options. Policy II.D.4g is furthered.

M. Economic Development

2. Policy II.D.6a: New employment opportunities which will accommodate a wide range of occupational skills and salary levels shall be encouraged and new jobs located convenient to areas of most need.

The proposed commercial and public facility zones will allow new development which may lead to new jobs on the west side; an area where jobs and housing are not balanced. The request furthers Policy II.D.6.a.

N. Education

The Education Goal "is to provide a wide variety of education and recreational opportunities available to citizens from all cultural, age and educational groups."

3. Policy II.D7c: Library services shall be expanded and made more accessible to people at a neighborhood and community level.

The proposed zoning will allow the development of a new library in an area where there is pedestrian, auto and access will provide both neighborhood and community access. The request furthers Policy II.D7c.

4. Policy II.D7e: Variety and flexibility in educational and recreational resources shall be encouraged through joint use of facilities.

The subject site has access to trails and bike paths and is close to the Northwest Quadrant Skate Park and Cibola High School, in addition to the three public that will developed on the site. The request furthers Policy II.D7e.

Policy xyz:

8. The subject site is with the boundaries of the West Side Strategic Plan. The following policies are applicable to the request.:

- I. Plan Objective 8: Promote job opportunities and business growth in appropriate areas of the West Side.

The proposed zone will allow the development of a variety of uses that could provide job opportunities in an area where the uses are appropriate. The request furthers Plan Objective 8.

- J. Policy 1.7 The City shall encourage co-location of public services such as schools, libraries community/senior/multi-service centers, parks, retail and commercial services in Community and Neighborhood activity centers.

The subject site will be developed with a library, swimming pool and community center and retail uses. There is an existing park, skate park, police and fire station within walking distance of the site. The site is with the Seven Bar Regional Center. The request furthers Policy 1.7

- K. Policy 2.5 When considering approval of subdivisions for residential development, the City Planning Department shall consider whether local public schools have sufficient capacity to support the increased number of homes.

School capacity is being considered. The request reduces the acreage of residential multifamily zoning(R-2) on the site from 12 acres to 5 acres. APS comments that Seven Bar Elementary is over capacity by 150 students, Taylor Middle School is under capacity 403 students and Cibola High School is over capacity by 60 students.

- L. Policy 8.6: This Plan promotes joint use of park facilities whenever possible. Potential multiple uses include parks and schools, parks and drainage facilities, and parks with certain open space lands. Co-location shall occur as part of Activity Center development. The Mariposa Basin Park is a good example of a facility with multiple uses and close proximity to other compatible land uses. Opportunities for joint development would be evaluated on a case-by-case basis to determine feasibility and avoid excessive park development costs due to highly engineered solutions addressing site constraints.

The requested zoning and SPS will allow development of multiple city facilities and commercial use with in a regional activity center and in proximity to existing parks, schools and trails. Policy 8.6 is furthered.

- M. Policy 7.18.b: Recreational facilities, including City facilities, non-profit and for profit providers, and schools should be located within Activity Centers that are accessible by all modes of transportation, particularly foot and bicycle.

The site has access to trails, bike paths, roads and transit; policy 7.18 b is furthered because future users of the site will have multiple ways to travel there.

- N. Policy 8.2: City or County facilities, along with private facilities, shall be located within or adjacent to the Regional Center, Employment Centers, Community Centers, or in Neighborhood Centers. Facilities proposed outside of these locations must demonstrate to elected officials and the public that a compelling public need is best served by the alternate location.

The proposed facilities will be within the Regional Center, policy 8.2 is furthered by the request.

- O. Policy 8.6: The West Side Strategic Plan recognizes that parks are important character-**defining** features for neighborhoods and communities. While the Park System Facility Plan is the guiding policy document for the distribution and location of parks to meet neighborhood and community needs, every effort should be made to achieve the goals of the co-location policies in siting parks and other facilities. It is also important that the Parks and Open Space System not be viewed as a land bank for future facilities. Opportunities for co-location of facilities should be discussed on a case-by-case basis.

The proposed facilities will collocated with Tres Placitas Park to the west of the site, with access to existing trails and bike paths. The request furthers Policy 8.6.

- P. Policy 8.12: New library facilities shall be located in or adjacent to the Regional Center, Community Centers, Neighborhood Centers, or Employment Centers in the Plan area. Policy 8.13: Libraries are particularly well-suited for co-location or sharing sites with other facilities, and are compatible with all age groups and activities. Future library sites shall locate according to these goals.

The request will allow the development of a new library within the regional center and collocated with additional City facilities that will serve multiple age groups. The request furthers Policy 8.12 and Policy 8.13.

9. The subject site is within the boundaries of the Seven Bar Ranch Sector Development Plan. The proposed SPS and zoning would consistent with the intent of the Seven Bar Ranch Sector Development Plan to have natural landscaping and view preservation and to have development in the area.
1. The applicant would like Site Development Plan for Building Permit approval delegated to the building permit process for future city facilities (proposed lots 1 and 2). The commercial development (proposed lot 4) will be reviewed by the EPC.
2. The Westside Coalition of Neighborhoods was notified, a facilitated was recommended, but was not desired by the affected neighborhoods.
10. Property owners with 100 feet of the site were also notified of the request. Staff has not received any comments from the public as of this writing.
11. The request helps to address the imbalance of jobs to housing between the east and west sides of the city.

RECOMMENDATION - 16 EPC 40046 October 13, 2016

THAT A RECOMMENDATION of APPROVAL of 16EPC-40046 a request for Site Development Plan for Subdivision, for Tracts A, B and C of the Cibola Loop Subdivision , based on the preceding Findings and subject to the following Conditions of Approval be forwarded to City Council .

CONDITIONS OF APPROVAL – 16 EPC 40046 October 13, 2016 Site Development Plan for Subdivision

1. The EPC delegates final sign-off authority of this site development plan to the Development Review Board (DRB). The DRB is responsible for ensuring that all EPC Conditions have been satisfied and that other applicable City requirements have been met. A letter shall accompany the submittal, specifying all modifications that have been made to the site plan since the EPC hearing, including how the site plan has been modified to meet each of the EPC conditions. Unauthorized changes to this site plan, including before or after DRB final sign-off, may result in forfeiture of approvals.
2. Prior to application submittal to the DRB, the applicant shall meet with the staff planner to ensure that all conditions of approval are met.
3. The applicant shall clarify monument sign because this term is not defined in the zoning code.
4. The Site Development Plan shall comply with the General Regulations of the Zoning Code, the Subdivision Ordinance, and all other applicable design regulations, except as specifically approved by the EPC.

Maggie Gould 
Planner

Notice of Decision cc list:

Consensus Planning
JR Malouff, Vientecillo LLC

302 8th street NW
5995 Alameda Blvd. NE

ABQ, NM
ABQ, NM

CITY OF ALBUQUERQUE AGENCY COMMENTS

PLANNING DEPARTMENT

Zoning Enforcement

Office of Neighborhood Coordination

Long Range Planning

The City already has over 550 separate SU-1 zones for individual sites, all site development plan controlled, that contribute to additional layers of regulation and processes for individual developments. Many of these SU-1 zones have been found to be unnecessary, in large part, because special provisions and special design standards may create confusion and inconsistencies for multiple stakeholders (owners, buyers, builders, neighbors, and staff) during the review, implementation and enforcement processes.

Metropolitan Redevelopment Agency

CITY ENGINEER

Transportation Development

1. Developer is responsible for permanent improvements to the transportation facilities adjacent to the proposed development site plan, as required by the Development Review Board (DRB).
2. Site plan shall comply and be in accordance with all applicable City of Albuquerque requirements, including the Development Process Manual and current ADA criteria.
3. The proposed access from Ellison Dr should align with the existing median cut to the east.

Hydrology Development

DEPARTMENT of MUNICIPAL DEVELOPMENT

Transportation Planning

Per MRCOG's 2040 Long Range Roadway System Map, McMahon Blvd. is a Regional Principal Arterial with the proposed left-in being subject to limitations identified in the Transportation and Land Use Concept for the Westside – McMahon Corridor, within the West Side Strategic Plan, Appendix A.

Traffic Engineering Operations

NMDOT

As development progresses, the NMDOT is requiring the owner and or developer schedule an appointment with Nancy Perea to discuss this development's potential impacts on NM 45 (coors Blvd.). A Traffic Impact Analysis will be required.

WATER UTILITY AUTHORITY

Utility Services

1. 16EPC-40046 Zone Map Amendment (Zone Change)
2. 16EPC-40048 Site Development Plan For Subdivision.
 - a. Once service is desired, request an serviceability statement. Request shall include fire marshal requirements.
 - i. http://www.abcwua.org/Availability_Statements.aspx
 - b. Development is outside of the Adopted Service Area so a development agreement is required.
 - c. The utility plan indicates to waterline stubs (one from Cibola Loop west and one from Cibola Loop east). The plan indicates a 40' private access, private waterline, sanitary sewer and drainage easement. The two waterline stubs shall not connect as private looped waterlines are not acceptable. Domestic and fire service can be provided along the entire frontage of Cibola Loop as there is an existing 8" waterline along this roadway. However, if fire flows cannot be met with this option, than an onsite public looped waterline may be required. The serviceability statement will identify the requirements.
 - d. The "Conceptual Utility Plan" shows two potential sanitary sewer services and one sanitary sewer line extending from the 18 inches PVC sanitary sewer line along Ellison Dr. Connections to sanitary sewer lines larger than 12 inches are prohibited. There is an eight inch stub at the southwest corner of the site that may be used for service. Any onsite sanitary sewer line shall be deemed private. The serviceability statement will determine the requirements for service.
 - e. There is an abandoned 8" sanitary sewer line onsite that shall be removed.

ENVIRONMENTAL HEALTH DEPARTMENT

PARKS AND RECREATION

Planning and Design

Open Space Division

City Forester

POLICE DEPARTMENT/Planning

SOLID WASTE MANAGEMENT DEPARTMENT

Refuse Division

All new/proposed refuse enclosures must be built to COA minimum spec. requirements.

(Zone Change) No Comment

FIRE DEPARTMENT/Planning

TRANSIT DEPARTMENT

COMMENTS FROM OTHER AGENCIES

BERNALILLO COUNTY

ALBUQUERQUE METROPOLITAN ARROYO FLOOD CONTROL AUTHORITY

Reviewed, No comment

ALBUQUERQUE PUBLIC SCHOOLS

Cibola Loop Subdivision, Lots A, B, and C Located on Ellison Drive NW between West Cibola Loop NW and Cibola Loop NW, containing approximately 26 acres. The owner of the above property is requesting approval of a Site Development Plan for Subdivision of 3 existing lots to 4 proposed lots, and a Zone Map Amendment (Zone Change), Sector Plan Map Amendment, from SU-2 for C-1 Permissive Uses with No Drive up Service Window, to SU-2 for C-1; and from SU-1 for Housing for Older Persons with Limited Medical Facilities and SU-1 for R-2 Uses to R-2; and to SU-1 for community Facilities and Related Uses and to SU-1 for C-1 Permissive Uses including Retail Sale of Alcoholic Drink of Off-Premise Consumption as an Ancillary Use to a Grocery Store and a Sit Down Restaurant (Note: underlined reflects APS understanding of proposed zone change request).

Increases in zoning to allow additional residential development in this area will have adverse impacts to the Seven Bar Elementary School whose enrollment is above capacity by 150 students, as well as to Cibola High, whose current 20th day enrollment is above capacity by 60 students. Taylor Middle School currently has an excess of available capacity.

Loc #	School	2015-16 40 th Day	2016-17 20 th Day	Capacity	Space Available
265	Seven Bar ES	813	810	660	-150
457	Taylor MS	489	435	838	403
580	Cibola HS	1,881	1,960	1,900	-60

Anticipated Residential Units from Zone change request: 154 dwellings

Est. Elementary School Students: 40

Est. Middle School Students: 17

Est. High School Students: 17

Est. Total # of Students from Project:74

*The estimated number of students from the proposed project is based on an average student generation rate for the entire APS district.

“To address overcrowding at schools, APS will explore various alternatives. A combination or all of the following options may be utilized to relieve overcrowded schools.

- Provide new capacity (long term solution)
 - Construct new schools or additions
 - Add portables

-
- Use of non-classroom spaces for temporary classrooms
 - Lease facilities
 - Use other public facilities
 - Improve facility efficiency (short term solution)
 - Schedule Changes
 - Double sessions
 - Multi-track year-round
 - Other
 - Float teachers (flex schedule)
 - Shift students to Schools with Capacity (short term solution)
 - Boundary Adjustments / Busing
 - Grade reconfiguration
 - Combination of above strategies

All planned additions to existing educational facilities are contingent upon taxpayer approval.”

Also of concern is that lot 4 (5.17 Ac.) with Proposed Zoning: SU-1 for C-1 Permissive Uses including Retail Sale of Alcoholic Drink for Off-Premise Consumption as an Ancillary Use to a Grocery Store and a Sit Down Restaurant Serving Liquor is within 300’ of Cibola High School.

“ K.10 RESTAURANT LIQUOR LICENSE WAIVERS

City Ordinance F/S R-121, Enactment 115-1998 requires that the school board and/or recognized parent association of a school be consulted during the consideration of any distance waiver requests from the prohibition of alcoholic beverage sales within 300 feet of a church or school as set forth at 60-6B-10 NMSA 1978.

The school district will oppose in all cases the granting of any waiver to a restaurant for the purpose of allowing the serving of alcoholic beverages within 300 feet of a school site in which instruction of students normally takes place. The granting of such a waiver would increase the risk to students and staff of encountering intoxicated persons who may potentially interfere with or negatively impact the instructional process; and, would increase the danger of vehicular accidents within the walk zones surrounding the school.

Cross Ref: City of Albuquerque Ordinance F/S R-121 Enactment 115-1998; and 60-6B-10 NMSA 1978 of the State Liquor Control Act

NSBA/NEPN Classification: KLJ
Approved: January 20, 1999
Reviewed: April 2001”

Also, APS offers the following input in response to the proposed Eastbound Left Turn on Ellison Drive into the New Retail Commercial Access on the North Side of Ellison Drive:

1. Applicant proposes a left turn onto the subject property on Ellison Drive heading eastbound (refer to Exhibit A applicant submittal). Cibola HS administration is greatly concerned with such a proposal due to the following reasons:
 - a. The new queuing of vehicles making a left turn onto the subject property would likely create a bottleneck at Ellison Drive, after school is released, for vehicles heading east towards Coors Blvd.
 - b. Concern that bottlenecking on Ellison Drive during the school release hour will also create congestion at the Cibola HS onsite parking lot
 - c. Albuquerque Public Schools requests that other solutions, besides the Eastbound Left Turn, be considered by the applicant for access to the subject property.
2. Cibola High School is concerned that any break in the fence in the median along Ellison Dr. will pose a major safety risk to pedestrians trying to cross the street.
3. The two current access points onto Cibola HS are controlled pedestrian crossings through traffic safety lights.

APS is conducting a BLUZ (Bus Loading and Unloading Zone) Team meeting September 26, 2016 to discuss the subject request; this group will look at traffic and circulation issues affecting the school. APS will have additional comments that will be sent to City Staff regarding this case after this BLUZ team meeting.



MID-REGION COUNCIL OF GOVERNMENTS

Due to the site's location across from Cibola High School, MRMPO encourages safe pedestrian crossing opportunities to be explored in the TIF, particularly at the entrance on the south side of the site between lots 1 and 4.

For informational purposes, Ellison Dr NW is functionally classified as an Existing Principal Arterial road between NM 528 and Golf Course Rd NW. Additionally, it has been identified as part of the regional Intelligent Transportation Systems regional architecture.

MIDDLE RIO GRANDE CONSERVANCY DISTRICT

PUBLIC SERVICE COMPANY OF NEW MEXICO

1. An existing overhead electric distribution line is located along the southern boundary of the subject site on Ellison NW. It is the applicant's obligation to abide by any conditions or terms of those easements.
2. PNM's concerns have been addressed in the following sections:
Sheet 2, Design Guidelines, 7. Screening/Walls and Fences in 7.2
Sheet 3, Design Guidelines, 13. Utilities



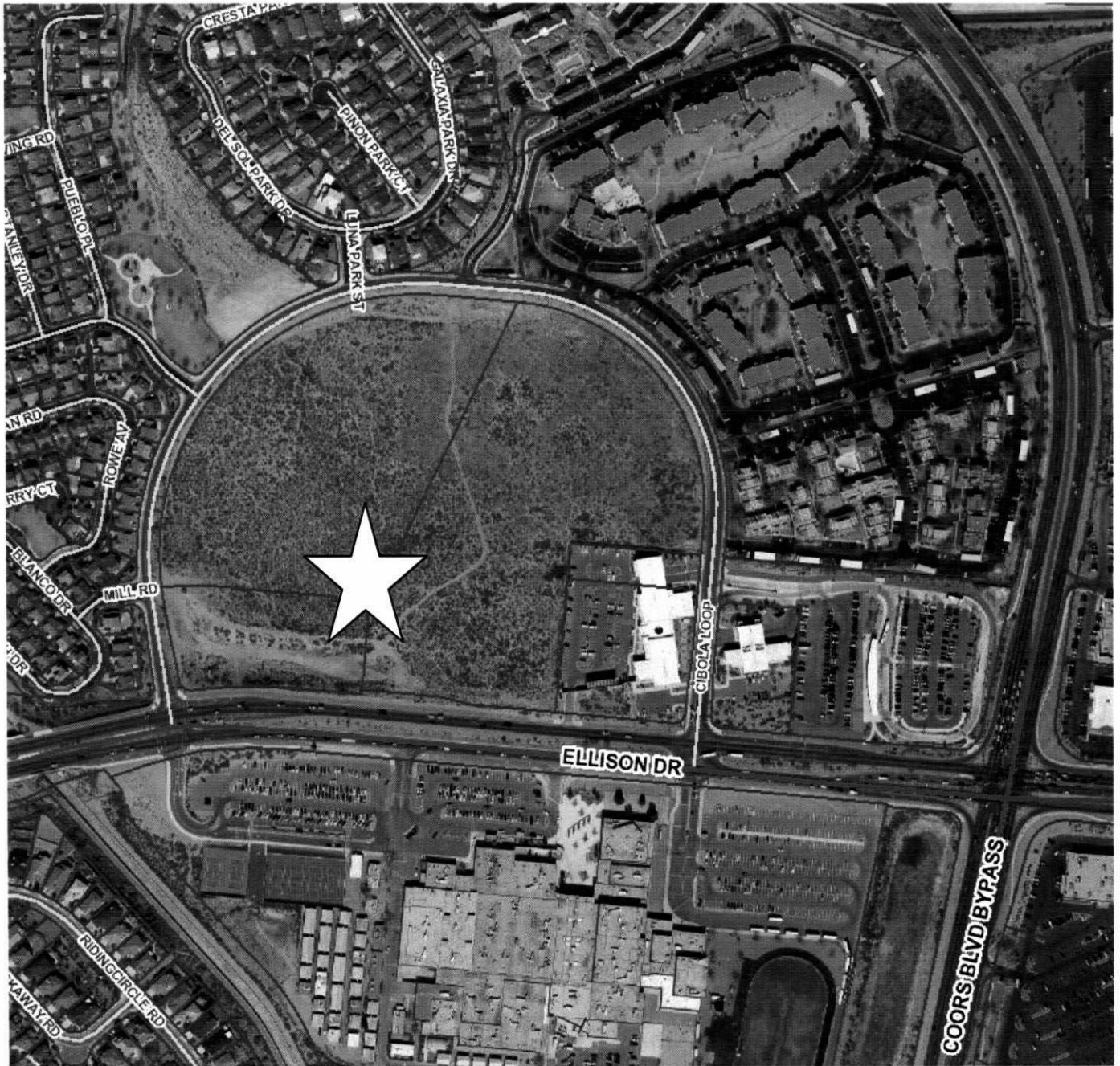
Looking east across the site from W.Cibola Loop towards the Fire Station and Transit Center
Looking north across the site from Ellison Drive





Looking south towards Ellison Drive
Looking west towards W. Cibola Loop





Page 3 of 3

HISTORY

CITY OF ALBUQUERQUE

PLANNING DEPARTMENT

Plaza Del Sol Building, Suite 500

600 2nd Street NW

Albuquerque, New Mexico 87102



June 23, 2016

Vientecillo, LLC

5995 Alameda Blvd. NE

Albuquerque, NM 87113

Re: Expiration of Site Development Plan, Project 1003570
All or a portion of Tracts B-9E-1 and B-9F, SEVEN BAR RANCH
UPC: 101306627511940306, 101306628916940305, 101306634315240310

Dear Property Owner:

As the registered owner of the referenced property, this letter is to notify you that the previously approved site development plan for this property has been terminated in accordance with §14-16-3-11(C) of the Comprehensive City Zoning Code.

According to our review of city records, there has not been any development on the property in accordance with the approved site development plan. The site development plan was approved on April 24, 2009 and there is no record of a request for an extension. Therefore, the site plan has expired and has been terminated. A copy of this correspondence and a copy of the terminated site plan has been included in the corresponding Environmental Planning Commission (EPC) and Development Review Board (DRB) files.

All the restrictions of the existing recorded plat, including but not limited to private and public easements, are still in place and must be incorporated into the design of any future site development plan. Also, because the property is zoned SU-1 for Housing Older Persons with Limited Medical Facilities, SU-1 for C-1 Permissive Uses with No Drive Up Service Windows and SU-1 for R-2 Uses, a new site development plan must be proposed and approved through the public hearing process with the DRB.

If you have any questions regarding this matter, please feel free to contact Kym Dicome, Current Planning Manager, at 924-3814 or kdicome@cabq.gov.

Sincerely,

Suzanne Lubar
Planning Director

Encl: § 14-16-3-11 ROA 1994
Zone Atlas Page A-13

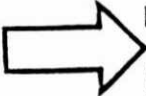
§ 14-16-3-11 SITE DEVELOPMENT PLAN APPROVAL AND SUBDIVISION REGULATIONS REQUIREMENTS.

(A) Site Development Plan approval for either subdivision or building purposes may include:

(1) Imposition of relevant requirements contained within or authorized by the city's Subdivision Ordinance, including but not limited to dedication of rights of way and assurances for required infrastructure improvements both on site and off site.

(2) Imposition of other requirements of other city ordinances.

(B) Site Development Plans, especially plans for unbuilt areas, are often changed so that developers can better respond to changing market conditions. Amendment of Site Development Plans does not require meeting the criteria which must be met to justify changing zones or changing written specifications imposed by Sector Development Plans or by terms of approval of a zone such as SU-1. Site Development Plans are expected to meet the requirements of adopted city policies and procedures.

 (C) Possible Termination of Site Development Plans for Sites Which Have Not Been Fully Developed.

(1) If less than one-half of the approved square footage of a Site Development Plan has been built or less than one-half of the site has been developed, the plan for the undeveloped areas shall terminate automatically when specified below unless extended as provided below:

(a) Seven years after adoption or major amendment of the plan: within six months prior to the seven-year deadline, the owners of the property shall request in writing through the Planning Director that the Planning Commission extend the plan's life an additional five years. At an advertised public hearing the Planning Commission shall grant approval if it deems that the Site Development Plan remains appropriate and the owner intends to fully develop the site according to the plan concept. The Planning Commission shall be less likely to terminate a site plan if there is little flexibility in how the site can be developed or if there is a strong architectural or landscaping character on the site which should be preserved.

(b) Subsequently, upon similar requests, the Planning Commission may grant requests for additional five-year extensions of the plan, using the same criteria and process.

(c) If a Site Development Plan is approved for any additional five-year period by the Planning Commission, an updated Transportation Impact Study (TIS) shall be required to determine if there are off-site improvements needed that were not previously required.

(2) For the purposes of this division (C):

(a) Hereafter, the Planning Director shall provide a copy of these Provisions for Plan Termination to the applicant at the time such an initial plan or a major plan amendment is approved;

(b) For Site Development Plans approved prior to the effective date of this division, the Planning Director shall as soon as possible provide a copy of these Provisions for Plan Termination to the current owner(s) of a site covered by a Site Development Plan. For previously approved Site Development Plans, the time periods specified in this division (C) shall be deemed to run from the date this division becomes effective.

(c) A major amendment of a Site Development Plan is an amendment adopted by the Planning Commission which is not a minor amendment as contemplated by § 14-16-2-22(A)(6) of this Zoning Code.

(d) If an approved Site Development Plan indicates phases of development, that is most often an adequate basis for city extension of the life of the Site Development Plan for the later phases. When the first phase has been built, extension of the plan for later phases may be granted by the Planning Director on behalf of the Planning Commission upon a finding that the plan as previously approved is likely to be built in the future. Appeal of a decision of the Planning Director is to the Planning Commission as provided in § 14-16-4-4 of this Zoning Code.

(e) If an approved Site Development Plan has been partially completed, the termination of the plan shall not adversely affect or impose additional requirements upon the developed parcels.

(f) Termination of all or part of a Site Development Plan under the terms of this

CITY of ALBUQUERQUE

TWENTY-SECOND COUNCIL

COUNCIL BILL NO. R-16-34

ENACTMENT NO. R-2016-028

SPONSORED BY: Dan Lewis

RESOLUTION

AMENDING THE ADOPTED CAPITAL IMPLEMENTATION PROGRAM OF THE CITY OF ALBUQUERQUE BY CHANGING THE SCOPE OF EXISTING PROJECTS TO ALLOW FOR ACQUISITION OF LAND FOR A LIBRARY AND POOL IN THE NORTHWEST MESA.

WHEREAS, The 2009 Capital Improvement Plan approved by the City Council through Resolution F/S R-08-182, appropriated \$100,000 of GO bond funding for a location feasibility study for a Northwest Mesa library; and

WHEREAS, The 2015 Capital Improvement Plan approved by the City Council through Resolution C/S R-15-150, appropriated \$500,000 of GO bond funding for District 5 Park Improvements; and

WHEREAS, A property for a Northwest Library, Multi-Generational Center and Pool has been identified for acquisition, which will be funded from a combination of existing Capital Implementation project funds; and

WHEREAS, It is necessary to amend the scope of the Library Feasibility Study and District 5 Park Improvement projects to include the acquisition of land for this project.

BE IT RESOLVED BY THE COUNCIL, THE GOVERNING BODY OF THE CITY OF ALBUQUERQUE:

Section 1. That the following project scopes are amended as indicated.

Cultural Services/Library

Source

Feasibility Study NW Library

2009 G.O. Bond

The scope of the project is hereby expanded to include planning, designing, acquiring property, constructing, furnishing and equipping a library facility within the Northwest Mesa.

Parks and Recreation

Source

1 District 5 Park Improvements 2015 GO Bond

2 The scope of the project is hereby expanded to include planning,
3 designing, acquiring property, constructing, furnishing and equipping Parks
4 and Recreation facilities within City Council District 5.

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1 PASSED AND ADOPTED THIS 4th DAY OF April, 2016
2 BY A VOTE OF: 8 FOR 0 AGAINST.

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5 Excused: Sanchez

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9 Dan Lewis, President
10 City Council

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13 APPROVED THIS 22nd DAY OF April, 2016

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16 Bill No. R-16-34

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20 Richard J. Berry, Mayor
21 City of Albuquerque

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23
24 ATTEST:

25
26
27 Natalie Y. Howard, City Clerk

R.2009.025

CITY OF ALBUQUERQUE
CITY COUNCIL

2/23/09

INTEROFFICE MEMORANDUM

TO: Martin Chávez, Mayor

FROM: Laura Mason, Director of Council Services

LM

SUBJECT: Transmittal of Legislation

Transmitted herewith is Bill No. R-08-148 Adopting a Sector Development Plan Map Amendment, 08EPC-40037, To Amend The Seven Bar Ranch Sector Development Plan Zoning Map To Change The Zoning From SU-2/R-2 Uses To SU-1 For Housing For Older Persons With Limited Medical Facilities and SU-1 For C-1 Permissive Uses With No Drive-Up Service Windows, For All Or A Portion of Tracts B-9E-1 and B-9F, Seven Bar Ranch, Approximately 27 Acres, Located On Ellison Drive NW, Between West Cibola Loop and East Cibola Loop (Cadigan, by request), which was passed at the Council meeting of February 18, 2009, by a vote of 8 FOR AND 1 AGAINST.

Against: Harris

In accordance with the provisions of the City Charter, your action is respectfully requested.

LM:mh
Attachment

**Official Notice of Decision
City of Albuquerque
City Council**

October 23, 2008

AC-08-18 Scott Salvas, Cibola Loop Neighborhood Association Appeals the Environmental Planning Commission's Approval of a Site Development Plan for Subdivision For All or a Portion of Tracts B-9E-1 and B-9F, Seven Bar Ranch, Zoned SU-1/R-2 Uses to SU-1/Senior Housing w/Limited Medical Facilities and SU-1/C-1-Permissive Uses Including Drive-Up Service Window, Located on Ellison Dr. NW Between East Cibola Loop NW and West Cibola Loop NW

Decision

On October 20, 2008, by a vote of 7 FOR and 0 AGAINST, the City Council voted to accept the findings and recommendation of the LUHO and deny the appeal.

Excused: Cadigan, Winter

IT IS THEREFORE ORDERED THAT THE APPEAL IS DENIED.

Attachments

1. Land Use Hearing Officer's Recommendation
2. Action Summary from the October 20, 2008 City Council meeting

Appeal of Final Decision

A person aggrieved by this decision may appeal the decision to the Second Judicial District Court by filing in the Court a notice of appeal within thirty (30) days from the date this decision is filed with the City Clerk.



Brad Winter, President
City Council

Date: _____

Received by: _____
City Clerk's Office

Date: 10/31/08

FINDINGS:

1. This request is for an amendment to the zone map in the Seven Bar Ranch Sector Development Plan (SBRSDP) for an approximately 27 acre site located on Ellison Drive. Upon its adoption in 1985, the SBRSDP established zoning for the area. Because the subject site is greater than one City block in size, approval of the sector development plan map amendment requires approval by the City Council pursuant to Zoning Code §14-16-2-23.
2. The zone map amendment, which consists of two parts, proposes a change from SU-1 for R-2 Uses to the following: "SU-1 for Housing for Older Persons and Limited Medical Facilities" for the proposed Tract A and "SU-1 for C-1 Permissive Uses Including Drive-up Service Window" for the proposed Tract B. No zone change is requested for the proposed Tract C. This request is accompanied by a site development plan for subdivision (08EPC-40036) that proposes the creation of Tracts A, B and C.
3. The proposal *further*s the following Comprehensive Plan policies:
 - A. Policy II.B.5a: Adding an age-restricted residential use and neighborhood commercial uses will increase land use variety in the area.
 - B. Policy II.B.5e: The subject site is contiguous to existing urban facilities and services, the use of which is unlikely to disrupt neighborhood integrity.
 - C. Policy II.B.5h: In this area, a mixed density pattern is already established. A multi-family development up to 30 DU/acre would be compatible with existing land uses, infrastructure is available and the subject site is located in a designated activity center.
4. The proposal *partially further*s the following Comprehensive Plan policies:
 - A. Policy II.B.5d: There are no details at this stage regarding site layout of the future uses. However, neighbors are generally concerned about building height, the uses' intensity and scenic resources.
 - B. Policy II.B.5k: Cibola Loop Rd. would be widened to accommodate additional traffic. However, increased traffic could affect the livability and safety of the established residential neighborhoods.
 - C. Policy II.B.5j: The proposed commercial development would be located in the boundaries of the Regional Activity Center, a larger area-wide shopping center, though the existing zoning is not commercial.
5. The Activity Center Goal of the Comprehensive Plan is *partially furthered*. The subject site is located in a designated Major Activity Center. The proposed uses would be generally compatible with the area's land use pattern. However, the commercial uses would not necessarily reduce auto travel needs, especially if they are all drive-thru uses. Though the proposed uses are desired, Activity Centers are intended to be accessible by all modes of travel, not just vehicles.

6. The Transportation and Transit Goal and Policy II.D.4g of the Comprehensive Plan are *partially furthered*. The proposal would place multi-unit housing and commercial uses in a Transit Corridor, but the circulation may not be balanced and efficient (Goal). The proposed design standards have integrated pedestrian opportunities, but pedestrian-friendliness would be adversely impacted without a limitation on drive-thru service uses.
7. The proposal generally *further*s the following West Side Strategic Plan (WSSP) policies:
 - A. Policy 1.1: The proposed zone change would allow multi-family residential and commercial development, as desired, within the boundaries of the Regional Activity Center.
 - B. Policy 1.2: Due to its location in the Regional Center, a transit feasibility and access plan is required and has been included.
 - C. Policy 2.5: The proposed zone change and site development plan, for an age-restricted residential development and some commercial uses, would not contribute to additional school overcrowding on the Westside. As required, the Planning Department has considered school capacity in its evaluation of this proposal.
 - D. Policy 3.2: It is appropriate to locate multi-family housing and commercial services in the Regional Center.
 - E. Policy 3.3: A bicycle trail, sidewalks and connections to the transit system are included, and information on connectivity is provided in the design standards.
 - F. Policy 3.4: Though not a designated Neighborhood Activity Center, the commercial uses may function as a de facto neighborhood center within the Regional Center.
8. With incorporation of a related condition to eliminate drive-up service windows, the proposed zoning will *further* the following West Side Strategic Plan (WSSP) policies:
 - A. Policy 1.15: Eliminating drive-up service windows will help ensure that this de facto neighborhood center is very accommodating to pedestrians and bicyclists and provides small-scale services geared to the neighborhood as intended.
 - B. Policy 4.10: Eliminating drive-up service windows will help ensure that the land use pattern created will promote alternatives to vehicle use and not adversely affect bicycle and pedestrian circulation on and around the subject site.
9. With respect to the Seven Bar Ranch Sector Development Plan (SBRSDP), the proposal *partially further*s the following Goals and policy.
 - A. Goal 1: The proposed commercial uses will be located close to the existing residences and the new retirement center. Some vehicle trips may be minimized, though drive-thru uses by nature foster more vehicle trips and would not help create a "self-sufficient community."
 - B. Goal 2: The proposed design standards provide for a "streetscape image" and discuss open space, but do not address creation of a unified visual image or ensure that the streetscape will be "highly landscaped".
 - C. Policy 4g: Though pedestrian and bicycle paths have been integrated into the development, non-motorized travel conditions may not be "safe and pleasant" given the proposed road widening and unlimited drive-thru uses on Tract B.
10. The applicant has adequately justified the zone change request pursuant to Resolution 270-1980:

- A. Section A: Relieving pressure on the public schools and balancing the jobs/housing ratio are good reasons in support of the proposal that relate to the City's health, safety, morals and general welfare.
 - B. Section B: The applicant's statement that the request will remove ambiguity is true of any development proposal. While correct that more intense uses (such as C-2 and IP) could occur on the subject site, these uses would also require a zone change. Though the discussion of Section B is not strong, in totality the applicant has provided adequate justification for the proposed zone change.
 - C. Section C: The applicant refers to several Goals and policies in the Comprehensive Plan, the West Side Strategic Plan (WSSP) and the Seven Bar Ranch Sector Development Plan (SBRSDP). The applicant's policy discussion is acceptable overall, though it would benefit from additional discussion in certain areas such as Activity Centers, Housing and Transportation/Transit Goals and policies.
 - D. Section D: The proposed zoning for Tract A would be more advantageous to the community than the current zoning as determined by the City Of Albuquerque in the text of the QuitClaim Deed dated April 13, 2007.
 - E. Section E: The applicant explained why the proposed uses would not be harmful to the adjacent property or neighborhood, but did not discuss other, specific permissive uses in the C-1 zone
 - F. Section F: The proposal would not require any unprogrammed City expenditures.
 - G. Section G: The applicant is not requesting consideration of economic factors.
 - H. Section H: Location on a collector street is not being used as a justification for the zone change.
 - I. Section I: SU-1 zoning creates a justified "spot zone" as long as it can be demonstrated that the change will facilitate realization of applicable Goals and policies.
 - J. Section J: The proposed zone change for Tract B would give different zoning to a strip of land along a street for a small area, which does not conflict with the WSSP intent to discourage long commercial strip development along roadways.
11. The applicant's explanation of why it would be more beneficial to include drive-up service windows as part of the zoning designation for Tract B is neither policy-based nor convincing. Therefore, Staff suggests that a recommendation of approval of the zoning "SU-1 for Housing for Older Persons and Limited Medical Facilities" on Tract A is warranted, and a recommendation of conditional approval for the zoning on Tract B to eliminate drive-up service windows is appropriate.
12. A facilitated meeting between the applicant and the neighborhoods was held. The main issues discussed were building height, views, siting of the senior housing, traffic, fast-food restaurants, liquor sales, and the process. Staff received comments, which reflected these concerns, from the Cibola Loop NA, the Cottonwood Heights NA and individuals. The Cibola Loop NA is opposed to drive-up service windows.
13. Housing for older persons shall have the same meaning as that term is defined in 42 USC §3607(b)(2)(c).

CONDITIONS:

1. The zoning for Tract B shall be: "SU-1 for C-1 Permissive Uses with No Drive-up Service Windows".
2. The associated site development plan for subdivision (08EPC-40036) shall indicate, on the site plan and in the design standards, that no drive-up service windows are allowed on Tract B.
3. Housing for older persons shall have the same meaning as that term is defined in 42 USC §3607(b)(2)(c).

MOVED BY COMMISSIONER SIEGEL
SECONDED BY COMMISSIONER MOYE

MOTION PASSED UNANIMOUSLY

NOW, THEREFORE, BE IT RESOLVED THAT the Environmental Planning Commission voted to continue 1003570/08EPC 40036, site development plan for subdivision to the Environmental Planning Commission Public Hearing on July 17, 2008.

MOVED BY COMMISSIONER PETERSON
SECONDED BY COMMISSIONER KOWALSKI

MOTION PASSED 7-1
(COMMISSIONER SIEGEL VOTED
NO)

16. OTHER MATTERS

NOW, THERE BEING NO OTHER ITEMS TO BE HEARD BY THE ENVIRONMENTAL PLANNING COMMISSION WE ADJOURN AT 10:05 P.M.

ZONING

Please refer to the Zoning Code for specifics of
The SU-1, and R-2 zones and the SU-1 fro R-2 uses zone in the Seven Bar Sector Development
Plan

R-1 - Low Density Residential
295 acres

These parcels are intended for development as single-family detached and zero-lot-line dwelling units, equivalent to that allowed in the R-1 zone (minimum lot size: 6,000 square feet). It is anticipated that this acreage will be developed in the density range of two to six dwelling units per acre. The low density residential areas are located at the periphery of the planned area, removed from the central activity core and proximate to adjacent planning areas such as Rio Rancho and Paradise Hills which are also essentially low density in nature. These parcels do not require Site Development Plan approval and will be processed through appropriate subdivision procedures.



RT Medium Density Residential
88 acres

These parcels are intended for development as single-family attached townhouses and condominiums. This acreage should be developed at a minimum of seven dwelling units per acre. The maximum allowable density of these parcels shall be controlled by the regulations governing the R-T zone. These parcels do not require Site Development Plan approval and will be processed through appropriate subdivision procedures. These parcels are generally located between parcels designated R-1 and SU-1 for R-2 uses to provide a gradual transition of density, and have been given maximum access to the internal pedestrian open space system.



SU-1 for R-2 Uses - Medium Density Residential
151 acres

These parcels are intended for development as condominiums and low rise apartments. This acreage should be developed at a minimum density of 10 dwelling units per acre. The maximum allowable density for these parcels shall be controlled by the Floor Area Ratio (FAR) restriction in the R-2 zone. These parcels require Site Development Plan approval. These areas are arranged as a transition between commercial and employment areas and lower density residential areas. They, too, have been given maximum access to the internal pedestrian open space system.



APPLICATION INFORMATION



SUBDIVISION

- ☐ Major subdivision action
☐ Minor subdivision action
☐ Vacation
☐ Variance (Non-Zoning)

SITE DEVELOPMENT PLAN

- ☒ for Subdivision
☐ for Building Permit
☐ Administrative Amendment (AA)
☐ Administrative Approval (DRT, URT, etc.)
☐ IP Master Development Plan
☐ Cert. of Appropriateness (LUCC)

STORM DRAINAGE (Form D)

- ☐ Storm Drainage Cost Allocation Plan

Supplemental Form (SF)

S Z ZONING & PLANNING

- ☐ Annexation
☒ Zone Map Amendment (Establish or Change Zoning, includes Zoning within Sector Development Plans)
☐ Adoption of Rank 2 or 3 Plan or similar
☐ Text Amendment to Adopted Rank 1, 2 or 3 Plan(s), Zoning Code, or Subd. Regulations
☐ Street Name Change (Local & Collector)
☐ **APPEAL / PROTEST of...**
☐ Decision by: DRB, EPC, LUCC, Planning Director, ZEO, ZHE, Board of Appeals, other

PRINT OR TYPE IN BLACK INK ONLY. The applicant or agent must submit the completed application in person to the Planning Department Development Services Center, 600 2nd Street NW, Albuquerque, NM 87102.
Fees must be paid at the time of application. Refer to supplemental forms for submittal requirements.

APPLICATION INFORMATION:

Professional/Agent (if any): Consensus Planning Inc. PHONE: 505 764 9801
 ADDRESS: 302 8th Street NW FAX: _____
 CITY: Albuquerque STATE NM ZIP 87102 E-MAIL: fishman@consensusplanning.com
 APPLICANT: JR Malouff, Vientecillo LLC. PHONE: _____
 ADDRESS: 5995 Alameda Blvd. NE FAX: _____
 CITY: Albuquerque STATE NM ZIP 87113 E-MAIL: _____
 Proprietary interest in site: Owner List all owners: _____

DESCRIPTION OF REQUEST: Zone map amendment, Sector Plan Map amendment, and site development plan for subdivision

Is the applicant seeking incentives pursuant to the Family Housing Development Program? ☐ Yes. ☒ No.

SITE INFORMATION: ACCURACY OF THE EXISTING LEGAL DESCRIPTION IS CRUCIAL! ATTACH A SEPARATE SHEET IF NECESSARY.

Lot or Tract No. Tracts A, B, C. Block: _____ Unit: _____
 Subdiv/Addn/TBKA: Cibola Loop Subdivision.
 Existing Zoning: SU1 for R2, SU1 for C1, SU1 for C2 Proposed zoning: R2, SU1 for C1, SU1 for C2 MRGCD Map No _____
 Zone Atlas page(s): A13 UPC Code: 101306628916940305/101306627511940306/101306634315240310

CASE HISTORY:

List any current or prior case number that may be relevant to your application (Proj., App., DRB-, AX-, Z-, V-, S-, etc.):
1003570 1010895

CASE INFORMATION:

Within city limits? ☒ Yes Within 1000FT of a landfill? _____
 No. of existing lots: 3 No. of proposed lots: 4 Total site area (acres): 2.6
 LOCATION OF PROPERTY BY STREETS: On or Near: Ellison Drive NW
 Between: W. Cibola Loop NW and Cibola Loop NW
 Check if project was previously reviewed by: Sketch Plat/Plan ☐ or Pre-application Review Team(PRT) ☐ Review Date: _____

SIGNATURE

DATE 9/1/16
 (Print Name) JACQUELINE FISHMAN Applicant: ☐ Agent: ☒

FOR OFFICIAL USE ONLY

Revised: 11/2014

- ☐ INTERNAL ROUTING
☐ All checklists are complete
☐ All fees have been collected
☐ All case #s are assigned
☐ AGIS copy has been sent
☐ Case history #s are listed
☐ Site is within 1000ft of a landfill
☐ F.H.D.P. density bonus
☐ F.H.D.P. fee rebate

Application case numbers

10 EPC - 40046

40048

Action

AZM
CMF
ADU
SPS

S.F.

Fees

\$ 945.00
\$ 50.00
\$ 75.00
\$ 385.00
 Total
\$ 1455.00

Hearing date

Oct. 13, 2016

Project

1010895

Staff signature & Date

FORM Z: ZONE CODE TEXT & MAP AMENDMENTS, PLAN APPROVALS & AMENDMENTS

☐ ANNEXATION (EPC08)

- ☐ Application for zone map amendment including those submittal requirements (see below).
- ☐ Annexation and establishment of zoning must be applied for simultaneously.
- ☐ Petition for Annexation Form and necessary attachments
- ☐ Zone Atlas map with the entire property(ies) clearly outlined and indicated
- ☐ NOTE: The Zone Atlas must show that the site is in County jurisdiction, but is contiguous to City limits.
- ☐ Letter describing, explaining, and justifying the request
- ☐ NOTE: Justifications must adhere to the policies contained in "Resolution 54-1990"
- ☐ Letter of authorization from the property owner if application is submitted by an agent
- ☐ Board of County Commissioners (BCC) Notice of Decision
- ☐ Office of Neighborhood Coordination (ONC) inquiry response form, notification letter(s), certified mail receipts
- ☐ Sign Posting Agreement form
- ☐ Traffic Impact Study (TIS) form
- ☐ List any original and/or related file numbers on the cover application
- ☐ EPC hearings are approximately 7 weeks after the filing deadline.
- ☐ Your attendance is required.

☐ SDP PHASE I - DRB CONCEPTUAL PLAN REVIEW (DRBPH1) (Unadvertised)

☐ SDP PHASE II - EPC FINAL REVIEW & APPROVAL (EPC14) (Public Hearing)

☐ SDP PHASE II - DRB FINAL SIGN-OFF (DRBPH2) (Unadvertised)

- ☐ Copy of findings from required pre-application meeting (needed for the DRB conceptual plan review only)
- ☐ Proposed Sector Plan (30 copies for EPC, 6 copies for DRB)
- ☐ Zone Atlas map with the entire plan area clearly outlined and indicated
- ☐ Letter describing, explaining, and justifying the request
- ☐ Office of Neighborhood Coordination (ONC) inquiry response form, notification letter(s), certified mail receipts (for EPC public hearing only)
- ☐ Traffic Impact Study (TIS) form (for EPC public hearing only)
- ☐ Fee for EPC final approval only (see schedule)
- ☐ List any original and/or related file numbers on the cover application
- ☐ Refer to the schedules for the dates, times and places of DRB and EPC hearings.
- ☐ Your attendance is required.

☒ AMENDMENT TO ZONE MAP - ESTABLISHMENT OF ZONING OR ZONE CHANGE (EPC05)

- ☒ Zone Atlas map with the entire property clearly outlined and indicated
- ☒ Letter describing, explaining, and justifying the request pursuant to Resolution 270-1980.
- ☒ Letter of authorization from the property owner if application is submitted by an agent
- ☒ Office of Neighborhood Coordination (ONC) inquiry response form, notification letter(s), certified mail receipts
- ☒ Sign Posting Agreement form
- ☒ Traffic Impact Study (TIS) form
- ☒ Fee (see schedule)
- ☒ List any original and/or related file numbers on the cover application
- ☐ EPC hearings are approximately 7 weeks after the filing deadline.
- ☐ Your attendance is required.

☒ AMENDED TO SECTOR DEVELOPMENT MAP (EPC03)

☒ AMENDMENT SECTOR DEVELOPMENT, AREA, FACILITY, OR COMPREHENSIVE PLAN (EPC04)

- ☒ Proposed Amendment referenced to the materials in the Plan being amended (text and/or map)
- ☒ Plan to be amended with materials to be changed noted and marked
- ☒ Zone Atlas map with the entire plan/amendment area clearly outlined
- ☒ Letter of authorization from the property owner if application is submitted by an agent (map change only)
- ☒ Letter describing, explaining, and justifying the request pursuant to Resolution 270-1980 (Sector Plan map change only)
- ☒ Letter briefly describing, explaining, and justifying the request
- ☒ Office of Neighborhood Coordination (ONC) inquiry response form, notification letter(s), certified mail receipts (for sector plans only)
- ☒ Traffic Impact Study (TIS) form
- ☒ Sign Posting Agreement
- ☒ Fee (see schedule)
- ☒ List any original and/or related file numbers on the cover application
- ☐ EPC hearings are approximately 7 weeks after the filing deadline.
- ☐ Your attendance is required.

☐ AMENDMENT TO ZONING CODE OR SUBDIVISION REGULATORY TEXT (EPC07)

- ☐ Amendment referenced to the sections of the Zone Code/Subdivision Regulations being amended
- ☐ Sections of the Zone Code/Subdivision Regulations to be amended with text to be changed noted and marked
- ☐ Letter describing, explaining, and justifying the request
- ☐ Fee (see schedule)
- ☐ List any original and/or related file numbers on the cover application
- ☐ EPC hearings are approximately 7 weeks after the filing deadline.
- ☐ Your attendance is required.

I, the applicant, acknowledge that any information required but not submitted with this application will likely result in deferral of actions.

JACQUELINE FISHMAN

[Signature]

Applicant name (print)

8/31/16

Applicant signature & Date

Revised: June 2011

- ☐ Checklists complete
- ☐ Fees collected
- ☐ Case #s assigned
- ☐ Related #s listed

Application case numbers

16EPC - 40046

- 40047

-

[Signature] 9-1-16

Staff signature & Date

Project # 1010895



FORM P(1): SITE DEVELOPMENT PLAN REVIEW – E.P.C. PUBLIC HEARING

- ☒ **SITE DEVELOPMENT PLAN FOR SUBDIVISION (EPC16)** **Maximum Size: 24" x 36"**
☐ **IP MASTER DEVELOPMENT PLAN (EPC11)**
☒ 5 Acres or more & zoned SU-1, IP, SU-2, PC, or Shopping Center: Certificate of No Effect or Approval
☒ Scaled Site Plan and related drawings (folded to fit into an 8.5" by 14" pocket) **20 copies.**
 For IP master development plans, include general building and parking locations, and design requirements for buildings, landscaping, lighting, and signage.
☒ Site plans and related drawings reduced to 8.5" x 11" format (**1 copy**)
☒ Zone Atlas map with the entire property(ies) clearly outlined
☒ Letter briefly describing, explaining, and justifying the request
☒ Letter of authorization from the property owner if application is submitted by an agent
☒ Office of Community & Neighborhood Coordination inquiry response, notifying letter, certified mail receipts
☒ Completed Site Plan for Subdivision and/or Building Permit Checklist
☒ Sign Posting Agreement
☒ Traffic Impact Study (TIS) form with required signature
☒ Fee (see schedule)
☒ List any original and/or related file numbers on the cover application
EPC hearings are approximately 7 weeks after the filing deadline. Your attendance is required.

- ☐ **SITE DEVELOPMENT PLAN FOR BUILDING PERMIT (EPC15)** **Maximum Size: 24" x 36"**
☐ **SITE DEVELOPMENT PLAN and/or WAIVER OF STANDARDS FOR WIRELESS TELECOM FACILITY (WTF) (EPC17)**
☐ 5 Acres or more & zoned SU-1, IP, SU-2, PC, or Shopping Center: Certificate of No Effect or Approval
☐ Site Plan and related drawings (folded to fit into an 8.5" by 14" pocket) **20 copies.**
☐ Site Plan for Subdivision, if applicable, previously approved or simultaneously submitted.
 (Folded to fit into an 8.5" by 14" pocket.) **20 copies**
☐ Site Plans and related drawings reduced to 8.5" x 11" format (**1 copy**)
☐ Zone Atlas map with the entire property(ies) precisely and clearly outlined and crosshatched (to be photocopied)
☐ Letter briefly describing, explaining, and justifying the request
☐ Letter of authorization from the property owner if application is submitted by an agent
☐ Office of Community & Neighborhood Coordination inquiry response, notifying letter, certified mail receipts
☐ Sign Posting Agreement
☐ Completed Site Plan for Subdivision and/or Building Permit Checklist
☐ Traffic Impact Study (TIS) form with required signature
☐ Fee (see schedule)
☐ List any original and/or related file numbers on the cover application
NOTE: For wireless telecom facilities, requests for waivers of requirements, the following materials are required in addition to those listed above for application submittal:
☐ Collocation evidence as described in Zoning Code §14-16-3-17(A)(6)
☐ Notarized statement declaring number of antennas accommodated. Refer to §14-16-3-17(A)(13)(d)(2)
☐ Letter of intent regarding shared use. Refer to §14-16-3-17(A)(13)(e)
☐ Affidavit explaining factual basis of engineering requirements. Refer to §14-16-3-17(A)(13)(d)(3)
☐ Distance to nearest existing free standing tower and its owner's name if the proposed facility is also a free standing tower §14-16-3-17(A)(17)
☐ Registered engineer or architect's stamp on the Site Development Plans
☐ Office of Community & Neighborhood Coordination inquiry response as above based on ¼ mile radius
EPC hearings are approximately 7 weeks after the filing deadline. Your attendance is required.

- ☐ **AMENDED SITE DEVELOPMENT PLAN FOR BUILDING PERMIT (EPC01) Maximum Size: 24" x 36"**
☐ **AMENDED SITE DEVELOPMENT PLAN FOR SUBDIVISION (EPC02)**
☐ Proposed amended Site Plan (folded to fit into an 8.5" by 14" pocket) **20 copies**
☐ DRB signed Site Plan being amended (folded to fit into an 8.5" by 14" pocket) **20 copies**
☐ DRB signed Site Plan for Subdivision, if applicable (required when amending SDP for Building Permit) **20 copies**
☐ Site plans and related drawings reduced to 8.5" x 11" format (**1 copy**)
☐ Zone Atlas map with the entire property(ies) clearly outlined
☐ Letter briefly describing, explaining, and justifying the request
☐ Letter of authorization from the property owner if application is submitted by an agent
☐ Office of Community & Neighborhood Coordination inquiry response, notifying letter, certified mail receipts
☐ Sign Posting Agreement
☐ Completed Site Plan for Building Permit Checklist (not required for amendment of SDP for Subdivision)
☐ Traffic Impact Study (TIS) form with required signature
☐ Fee (see schedule)
☐ List any original and/or related file numbers on the cover application
EPC hearings are approximately 7 weeks after the filing deadline. Your attendance is required.

I, the applicant, acknowledge that any information required but not submitted with this application will likely result in deferral of actions.

JACQUELINE FISHMAN
 Applicant name (print)
 8/31/16
 Applicant signature / date

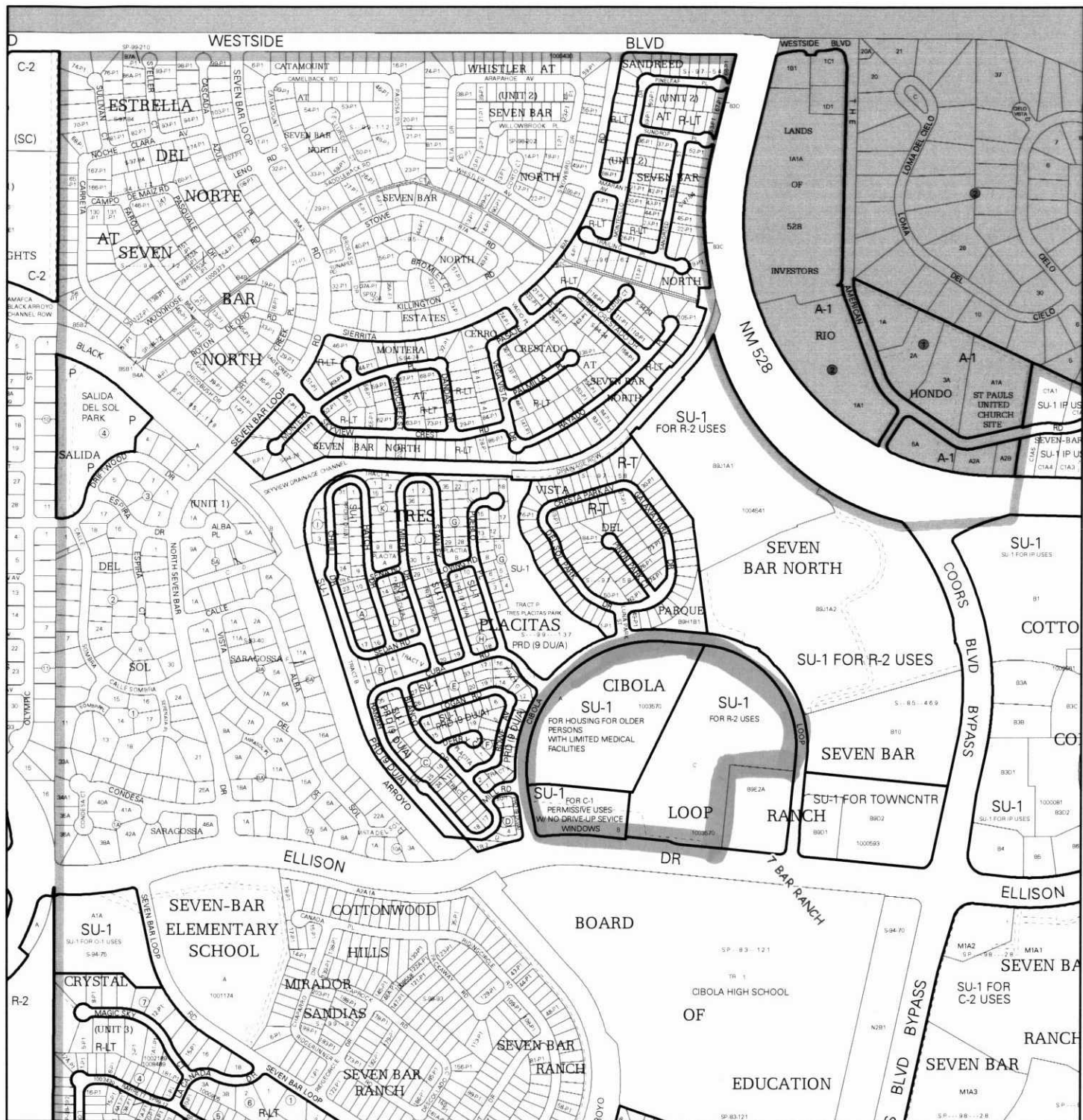


Form revised November 2010

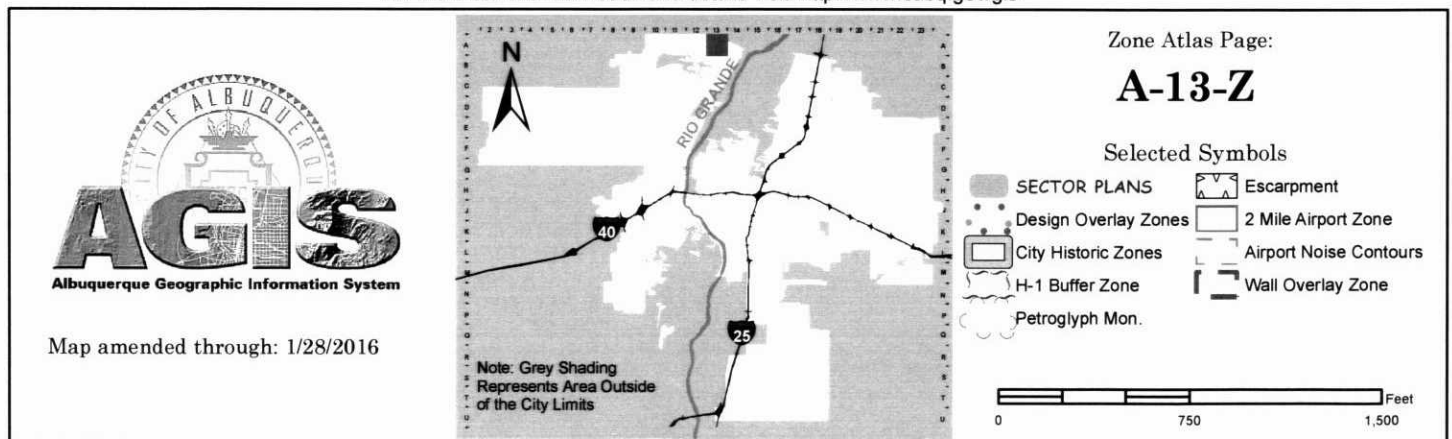
- ☐ Checklists complete
☐ Fees collected
☐ Case #s assigned
☐ Related #s listed

Application case numbers
 10 - EPC - 40048

Planner signature / date
 9-1-16
 Project #: 1010895



For more current information and details visit: <http://www.cabq.gov/gis>





City of Albuquerque
P.O. Box 1293 Albuquerque, New Mexico 87103
Planning Department
Suzanne Lubar, Director

Richard J. Berry, Mayor

**Robert J. Perry, Chief Administrative
Officer**

August 24, 2016

**SUBJECT: ALBUQUERQUE ARCHAEOLOGICAL ORDINANCE—Compliance
Documentation**

Project Number(s):

Case Number(s):

Agent:

Consensus Planning Inc.

Applicant:

JR Malouff

Legal Description:

Tracts A, B, and C, Cibola Loop Subdivision

Zoning:

**SU-1 for R-2 uses, SU-1 for Senior Housing with Limited
Medical Facilities, and SU-1 for C-1 Permissive Uses with
No Drive Up Service Windows**

Acreage:

26 acres

Zone Atlas Page:

A-13

CERTIFICATE OF NO EFFECT: Yes X No

CERTIFICATE OF APPROVAL: Yes No

**TREATMENT PLAN REVIEW:
DISCOVERY:**

SUPPORTING DOCUMENTATION:

**Cultural Resource Survey of 28.87 Acres for a Proposed Retirement Facility,
Bernalillo County, New Mexico by Douglas H.M. Boggess P.I. (Lone Mountain
Archaeological Services, Inc. March 31, 2008). NMCRIS #109639**

SITE VISIT: n/a

RECOMMENDATION(S):

- ***CERTIFICATE OF NO EFFECT IS ISSUED (ref O-07-72 Section 4B(1)-- no
significant sites in project area***

MFSchmader

Matthew Schmader, PhD
Superintendent, Open Space Division
City Archaeologist

CITY OF ALBUQUERQUE

TRAFFIC IMPACT STUDY (TIS) FORM

APPLICANT: J. R. Malouff / Vientecillo LLC DATE OF REQUEST: 08/31/2016 ZONE ATLAS PAGE(S): A-13

CURRENT:

LEGAL DESCRIPTION:

ZONING SU-1 for R-2; SU-1 for C-1; SU-1 for Housing (Sen) LOT OR TRACT # A, B, C BLOCK #
PARCEL SIZE (AC/SQ. FT.) 26 Ac. SUBDIVISION NAME Cibola Loop Subdivision

REQUESTED CITY ACTION(S):

ANNEXATION [] SU-1 for R2 To R-2
ZONE CHANGE [X]: From SU-1 for C-1 To SU-1 for C1
SECTOR, AREA, FAC, COMP PLAN []
AMENDMENT (Map) Text [X]

SITE DEVELOPMENT PLAN:

SUBDIVISION* [X] AMENDMENT []
BUILDING PERMIT [] ACCESS PERMIT []
BUILDING PURPOSES [] OTHER []

*includes platting actions

PROPOSED DEVELOPMENT:

NO CONSTRUCTION/DEVELOPMENT [X]
NEW CONSTRUCTION []
EXPANSION OF EXISTING DEVELOPMENT []

GENERAL DESCRIPTION OF ACTION:

OF UNITS: (See attached Site Plan / Trip Generation Table)
BUILDING SIZE: (sq. ft.)

Note: changes made to development proposals / assumptions, from the information provided above, will result in a new TIS determination.

APPLICANT OR REPRESENTATIVE Terry Q. Bran DATE 08/31/2016

(To be signed upon completion of processing by the Traffic Engineer)

Planning Department, Development & Building Services Division, Transportation Development Section -
2ND Floor West, 600 2nd St. NW, Plaza del Sol Building, City, 87102, phone 924-3994

TRAFFIC IMPACT STUDY (TIS) REQUIRED: YES ☒ NO [] BORDERLINE []

THRESHOLDS MET? YES ☒ NO [] MITIGATING REASONS FOR NOT REQUIRING TIS: PREVIOUSLY STUDIED: []
Notes:

If a TIS is required: a scoping meeting (as outlined in the development process manual) must be held to define the level of analysis needed and the parameters of the study. **Any subsequent changes to the development proposal identified above may require an update or new TIS.**

Tony L. Del
TRAFFIC ENGINEER

8-31-16
DATE

Required TIS **must be completed prior to applying to the EPC and/or the DRB.** Arrangements must be made prior to submittal if a variance to this procedure is requested and noted on this form, otherwise the application may not be accepted or deferred if the arrangements are not complied with.

TIS -SUBMITTED 9/1/16
-FINALIZED / /

Tony L. Del
TRAFFIC ENGINEER

8-31-16
DATE

Revised January 20, 2011

September 1, 2016

Ms. Karen Hudson, Chair
Environmental Planning Commission
City of Albuquerque
600 Second Street NW
Albuquerque, New Mexico 87102

Dear Madame Chair,

As owners of the property legally described as Tracts A, B, and C, Cibola Loop Subdivision, located on Ellison Drive NW, I hereby authorize Consensus Planning to act as agent for all matters related to the Zone Map Amendment, Sector Plan Map Amendment, and the Site Development Plan for Subdivision application through the City of Albuquerque approval process.

Sincerely,

A handwritten signature in black ink, appearing to read "JR Malouff". The signature is stylized with a large, looped "J" and "M".

JR Malouff,
Vientecillo LLC.
5995 Alameda Blvd. NE
Albuquerque NM 87113

CITY OF ALBUQUERQUE



August 1, 2016

Dear Madam Chair:

This letter provides authorization to Consensus Planning to represent the City of Albuquerque on the requests for zone map amendment, sector plan amendment, and Site Plan for Subdivision for Cibola Loop located at Ellison Drive NW and Cibola Loop NW. The City is the contract purchaser for a portion of the site.

Sincerely,

Don Britt, Manager

PO Box 1293

Albuquerque

City Real Property Division

New Mexico 87103

www.cabq.gov

PRE-APPLICATION REVIEW TEAM (PRT) DISCUSSION

NOTE: Pre-Application Discussion meetings are available to help applicants obtain information about procedures and requirements pertaining to their request. The interpretation of specific uses allowed in various zones is the responsibility of the Zoning Enforcement Officer, as provided for by the Zoning Code. Any Statements regarding zoning at the Pre-Application Discussion are not Certificates of Zoning. ***Also the discussions are for informational purposes only and they are non-binding and do not constitute any type of approval.***

<i>Official Use only</i>		
PA#: <u>10-117</u>	Received By: <u>[Signature]</u>	Date: <u>12/1/10</u>

Applicant Name: Consensus Planning Phone#: 5057649801 Email: fishman@consensusplanning.com

APPOINTMENT DATE & TIME: June 21st at 2:00 p.m.

PLEASE CONTACT THE PLANNING DEPARTMENT AT 924-3860 TO SCHEDULE AN APPOINTMENT.
Applications received by Friday at noon will be scheduled for Tuesday the following week, if times are available.

BRIEFLY DESCRIBE YOUR REQUEST: (What do you plan to develop on this site?)

The City of Albuquerque is in the process of purchasing a portion of the Cibola Loop site for community facilities. Private development is proposed on the remaining parcels (senior housing and commercial).

PLEASE RESPOND TO THE FOLLOWING QUESTIONS:

Size of Site: 26.3 acres Existing Zoning: SU1 for C1 uses with no drive through, SU1 for R2 uses, SU1 for housing for older persons with limited medical facilities Proposed Zoning: To be discussed

Previous zone change or site plan approval case number(s) for this site: 1003570, 1006721

Applicable Area or Sector Plans: 7 Bar Ranch SDP and Westside Strategic Plan Area Plan

Residential: Type and No. of Units Proposed: Senior Housing, up to 150 units

Commercial: Estimated building square footage: Up to 50,000 square feet No. of Employees: Unknown

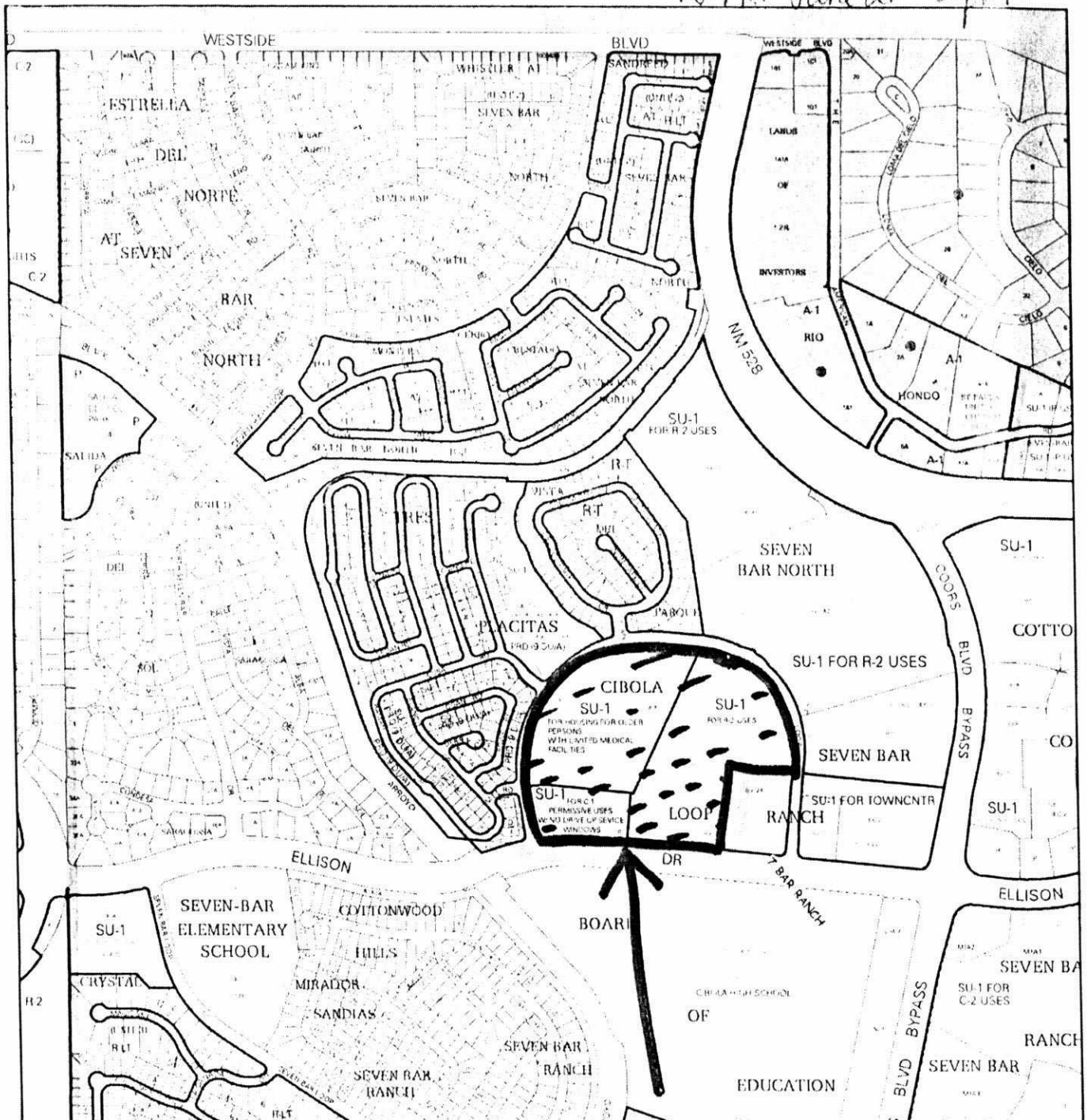
LOCATION OF REQUEST:

Physical Address: Cibola Loop Zone Atlas Page (Please identify the subject site on the map and attach) A13

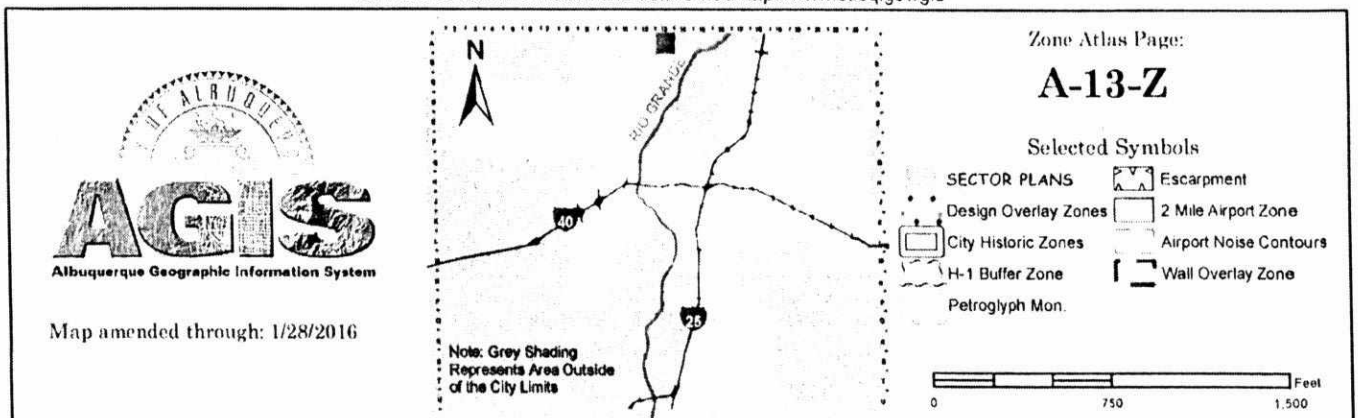
LIST ANY QUESTIONS OR CONCERNS YOU HAVE REGARDING THIS REQUEST: (Please be specific so our staff can do the appropriate research.)

In anticipation of the proposed public and private developments described above, we would like to sit down and review the zoning for the site, the existing site plan for subdivision, and the approval process for a new site plan (reflecting the proposed public and private development), and development of the site.

Re: PRT June 21st 2pm



For more current information and details visit: <http://www.cabq.gov/gis>



PRE-APPLICATION REVIEW TEAM (PRT) MEETING

PA# 16-117 Date: 6/21/2016 Time: 2:00PM
Address: CIBOLA LOOP

1. AGENCY REPRESENTATIVES PRESENT AT MEETING

Planning: ☒ Kym Dicome ☐ Other: _____
Transportation: ☒ Gary Sandoval ☐ Other: _____
Code Enforcement: ☒ Ben McIntosh ☐ Other: _____
Fire Marshall: ☐ Antonio Chinchilla ☒ Other: ERIC GONZALES

2. TYPE OF APPLICATION ANTICIPATED / APPROVAL AUTHORITY

☒ Zone Map Amendment ☒ EPC Approval ☐ City Council Approval
☐ Sector Dev. Plan Amendment ☐ EPC Approval ☐ City Council Approval
☒ Site Dev. Plan for Subdivision ☒ EPC Approval ☐ DRB Approval ☐ Admin Approval
☒ Site Dev. Plan for Bldg. Permit ☒ EPC Approval ☐ DRB Approval ☐ Admin Approval
☐ Other UNLESS ASK FOR DELEGATION....?

3. SUMMARY OF PRT DISCUSSION:

HOUSING FOR
Current Zoning: SU-1 P-2, OLDER, C-1 USES W/ EXCLUSION....
Proposed Use/Zone: SU-1?
Applicable Plans: T BAR GDP
Applicable Design Regulations: _____
Previously approved site plans/project #s: 2-97-127/100672/1003570
Requirements for application: (R-270-1980, Notification, as-built drawings, TIS, Check Lists, Other)

Handouts Given:

☐ Zone Map Amendment Process ☐ R-270-1980 ☐ AA Process ☐ EPC Schedule

Additional Notes:

1006721 - ZONE CHANGE + SITE PLAN - 2009 - POLICE SUB-STATION.

1003570 06 EPC - WITHDRAWN
05 EPC - "

EXISTING ZONING ON SITE IS SU-1 P-2 USES/SU-1
FOR HOUSING FOR OLDER PERSONS W/ LIMITED MEDICAL

4. SIGN & DATE TO VERIFY ATTENDANCE & RECEIPT OF THIS SUMMARY.

[Signature]
PRT CHAIR

[Signature]
APPLICANT OR AGENT

***Please Note: PRT DISCUSSIONS ARE FOR INFORMATIONAL PURPOSES ONLY: THEY ARE NON-BINDING AND DO NOT CONSTITUTE ANY KIND OF APPROVAL. Statements regarding Zoning are not Certificates of Zoning. Additional research necessary to determine the exact type of application and/or process needed. It is possible that factors unknown at the time and/or thought of as minor could become significant as the case progresses.

FACILITIES + SU.1 FOR C.1 PERMISSIVE USES W/ NO DRIVE UP SERVICE WINDOWS - DONE THRU P. 2009.025 BECAUSE IT WAS A SECTOR PLAN MAP AMENDMENT.

- 2008. SECTOR D. PLAN MAP AMENDMENT WAS APPROVED @ CITY COUNCIL.
- THEN SITE D. FOR SUBDIVISION WAS APPROVED BY DRB 4/24. CONDITIONS STATED THAT A CONCURRENT ACTION IS REQ'D AT DRB. COMPLETED? YES. UPDATED ON AGIS
- PROCESS.

* SITE D. PLAN FOR SUBDIVISION ^{WILL} ~~SAT~~ BE TERMINATED SINCE NO EXTENSION WAS REQUEST (7 YRS @ NO DEVELOPMENT) 14.16.3.11 (C)(1)(A). WILL REQUIRE A NEW SPS + SDP BP.

* ZONE CATEGORY? SU.1 FOR? WHAT ARE THE SERVICES TO BE PROVIDED. ZONE CHANGE IS > ONE BLOCK (10 AC) BUT WILL NOT BE REQUIRED TO BE ACTED ON BY CITY COUNCIL SINCE 7 BAR SDP IS NOT A SU.2 SECTOR D. PLAN. (14.16.4.1(C)(1)(C))

MTG.

- TERMINATING THE EXISTING SPS
- LOOK @ CONVERSION MAP FOR
- KEEP SU.1 FOR R.2 USES FOR (THE SR HOUSING) TO REDUCE PARKING
- CP. ZMA / SPS FOR THE ENTIRE 27 ACRES 7 BAR SDP → OPEN CORRIDOR
- SUBMITTAL. IN JULY FOR SEPTEMBER.
- SU.1 FOR C.1 CURRENTLY ALLOWS LIBRARY BUT
- SU.1 FOR CIVIC ~~OR~~ ^{WANT TO} USES. OR AN UMBRELLA. SPS SHOULD COVER THE USES
- DELEGATION OF SDP BP TO DRB

FM. HANDOUT. NEED FOR H2O AVAILABLE @ W/ DRB.



Landscape Architecture
Urban Design
Planning Services

302 Eighth St. NW
Albuquerque, NM 87102
(505) 764-9801
Fax 842-5495
cp@consensusplanning.com
www.consensusplanning.com

PRINCIPALS

James K. Strozier, AICP
Christopher J. Green, PLA,
ASLA, LEED AP
Jacqueline Fishman, AICP
Laurie Firor, PLA, ASLA

September 26, 2016

Ms. Karen Hudson, Chair.
Environmental Planning Commission
City of Albuquerque
600 Second Street NW
Albuquerque, New Mexico 87102

RE: Cibola Loop Zone Map Amendment, Sector Plan Map Amendment and Site Development Plan for Subdivision

Dear Madame Chair,

The purpose of this letter is to request approval of a Zone Map Amendment, Sector Plan Map Amendment, and a Site Development Plan for Subdivision for the Cibola Loop site on behalf of Vientecillo, LLC and the City of Albuquerque (as the contract purchaser for 16 acres of the site). The subject site is located on Ellison Drive NW between West Cibola Loop NW and Cibola Loop NW. It is comprised of 3 parcels that total 26 acres and is currently zoned SU-1 for R-2 uses, SU-1 for Senior Housing with Limited Medical Facilities, and SU-1 for C-1 Permissive Uses with No Drive Up Service Windows. The property is legally described as Tract A, B, and C, Cibola Loop Subdivision.

The property falls within the Established Urban area as designed by the Albuquerque/ Bernalillo County Comprehensive Plan, the Seven Bar Regional Center as designated by the West Side Strategic Plan, and the Seven Bar Ranch Sector Development Plan. A Pre-Application Review Team (PRT) meeting with City staff was held on June 21, 2016 to discuss the project and proposed zoning to accommodate the development of a Multigenerational Center, Library, and Swimming Pool at Cibola Loop.

Project Context - Westside Multigenerational Center Feasibility Study

The Department of Senior Affairs currently manages the City's two Multigenerational Centers; North Domingo Baca and Manzano Mesa. Both facilities offer a multitude of programs for all ages and draw from a large service area. Multigenerational Centers provide an opportunity to serve the youth, adult, and senior populations, while ensuring that the facility is in use throughout the day by providing meaningful and rewarding activities for all ages.

The Department of Senior Affairs, along with the project team of Kells + Craig Architects and Consensus Planning, kicked off the Westside Multigenerational Center Feasibility Study in 2015. The scope of the Feasibility Study was to determine the recreational and program needs of the residents on the Westside through a 600-person telephone survey, a user survey, three public meetings, a demographic analysis, and an analysis of existing plans and policies; identify an appropriate site based on the development and application of objective site location criteria; develop an architectural program that will guide the design of the City facilities; and create a conceptual site plan. The study area boundaries were the Rio Grande to the east, Montañito Road to the south, and the City limits to the north and west.

In addition to the Department of Senior Affairs, numerous City departments became involved during the Feasibility Study in different capacities, including the Department of Cultural Services, Parks and Recreation Department, Planning Department, and City Council Services. Councilor Lewis held a community celebration and press conference on August 9, 2016 announcing the City's planned acquisition of the Cibola Loop property for the purpose of building the Multigenerational Center, Library, and Swimming Pool as part of the community corridor of public facilities along Ellison Drive. The request for approval of a Zone Map Amendment, Sector Plan Map Amendment, and Site Plan for Subdivision is one of the important steps in the process of creating this new community complex to serve Westside residents.

REQUEST

The following is a description of the three-part request:

Zone Map Amendment – The request is to rezone the property to R-2, SU-1 for City of Albuquerque Community Facilities and Related Uses, and SU-1 for C-1 Permissive Uses with the Addition of Retail Sales of Alcohol for Off-Premise Consumption as an Ancillary Use to a Grocery Store and the Addition of On-Premise Liquor Sales Associated with a Sit Down Restaurant.

Sector Plan Map Amendment – The subject site lies within the boundaries of the Seven Bar Ranch Sector Development Plan. The applicant is proposing an amendment to Exhibit 3 Land Use (page 13) of the Sector Plan to reflect the requested zoning.

Site Development Plan for Subdivision – The request is for approval of a Site Development Plan for Subdivision. The Site Development Plan for Subdivision applies to the portion of the site with the SU-1 zoning only and contains Design Guidelines. The Site Development Plan for Subdivision shows four lots. Lot 1 is 6.89 acres and Lot 2 is 9.14 acres; these lots are proposed to accommodate the Multigenerational Center, Library, and Swimming Pool. Lot 3 is 5.11 acres and is proposed to accommodate residential development. Lot 4 is 5.17 acres and is proposed for commercial uses. The site plan shows three access points, and one service access. Two of the access points are off Cibola Loop, and the primary access is from Ellison Drive NW, as a right-in/right-out and protected left-in. The service access will be located off of Cibola Loop and will serve the Multigenerational Center only.

The applicants are requesting that future Site Development Plans for Building Permit for the parcels developed by the City of Albuquerque, zoned SU-1 for City of Albuquerque Community Facilities and Related Uses, are delegated to the Development Review Board (DRB), provided they are consistent with the Site Development Plan for Subdivision. The commercial site is not part of the request for delegation.



Cibola Loop – Site Aerial

CASE HISTORY

2007 – A restrictive covenant (deed restriction) was placed on the site by City Council when the property was sold to a private developer, which specified that the development of the site should be restricted to senior housing pursuant to the Housing for Older Persons Act of 1995.

2008 – (Project #1003570) The Environmental Planning Commission (EPC) approved a zone change and Site Development Plan for Subdivision for Tracts A and B from SU-1 for R-2 uses to SU-1 for Senior Housing with Limited Medical Facilities and SU-1 for C-1 Permissive Uses with No Drive Up Service Windows. The EPC decision was appealed; however, the appeal was denied by the City Council thus approving the zone map amendment. The Site Development Plan for Subdivision was recently voided by the Planning Department in 2016 as no significant development activity occurred on the site within the seven-year requirement.

2016 – On June 20, 2016, the City Council adopted R-16-54, which directed the City Real Property Division to release the restriction limiting development of the property to occupancy pursuant to the Housing for Older Persons Act of 1995 in compliance with any applicable laws, policies, or practices of the City Real Property Division. R-16-34 amended the City Capital Implementation Program by changing the scope of existing projects to allow for the acquisition of a portion of the property at Cibola Loop for the development of a Multigenerational Center, Library, and Swimming Pool.

SITE DESCRIPTION

The subject property is currently undeveloped. The subject site is surrounded by development on all sides. The northwest corner of the Cibola Loop NW and Ellison Drive NW intersection is occupied by the Northwest Area Command Police Substation. To the south of the site is Cibola High School and to the east are the ABQ Ride Northwest Transit Center and Fire Station 21. The Tres Placitas Park is northwest of the site. Residential development (single family detached and apartments) surrounds the rest of the site.

The subject site is well located for connections to all modes of travel due to its proximity to the Northwest Transit Center, Tres Placitas Trail, McMahon Trail, and the intersection of Ellison Drive NW and Coors Bypass NW. The subject site is less than a quarter of a mile from the Coors Bypass and Cottonwood Center Major Activity Center, as designated by the Albuquerque/ Bernalillo County Comprehensive Plan. The site is located in the Seven Bar Regional Center, as designated by the Westside Strategic Plan. Ellison Drive NW is designated a Regional Principal Arterial by the Long Range Roadway System and Cibola Loop NW is designated a local road.

The area is served by utilities with an 8-inch waterline around the perimeter of the site and an 8-inch PVC sanitary sewer on the north and east portions of Cibola Loop. An 8-inch sanitary sewer line that cuts through the southwest corner of the site connecting to the 12-inch line on Ellison Drive NW.

Surrounding Zoning and Land Use		
North	R-T	Single-Family Residential
East	SU-1 for R-2 Uses SU-1 for R-2 Uses SU-1 for Town Center	Northwest Area Command Police Substation Multifamily Fire Station 21, Northwest Transit Center
South	R-1	Cibola High School
West	SU-1 for PRD(9DU/A)	Single-Family Residential, Tres Placitas Park



Cibola Loop – Existing Zoning

ZONE MAP AMENDMENT – RESPONSE TO RESOLUTION 270-1980

This zone change request is in compliance with Resolution 270-1980 as follows:

(A) A proposed zone change must be found to be consistent with the health, safety, morals, and general welfare of the city.

Applicant's Response: This request is consistent with the health, safety, morals, and general welfare of the City. Sixteen acres of this 26-acre property is under contract by the City of Albuquerque for the express purpose of developing a Multigenerational Center, Library, and Swimming Pool at this site. This request to rezone the property furthers the City's intent for the site and is in compliance with community values, goals, and need for community services.

The City facilities proposed will connect with existing amenities and services in the area, and will serve the recreational and cultural needs of residents in Northwest Mesa area of Albuquerque. By entering into a contract to purchase the site, the City of Albuquerque agreed that a Multigenerational Center, Library, and Swimming Pool in this location would be consistent with the health, safety, morals, and general welfare of the City. The site is already zoned for residential and commercial uses, and those uses are proposed to remain a part of the development of the site, though the location of the commercial is moving approximately 300 feet to the east.

(B) Stability of land use and zoning is desirable; therefore, the applicant must provide a sound justification for the change. The burden is on the applicant to show why the change should be made, not on the city to show why the change should not be made.

Applicant's Response: The proposed SU-1 for City of Albuquerque Community Facilities and Related Uses zoning is the appropriate zoning needed to allow for the development of the proposed Multigenerational Center, Library, and Swimming Pool. Rezoning the property furthers the intent of the City of Albuquerque plans and policies for the provision of recreational and cultural facilities to serve the needs of residents, as articulated in the following analysis (See Section C). The need for services in the area was determined through a 600-person telephone survey conducted in 2015, as part of the Westside Multigenerational Center Feasibility Study. The survey showed a strong interest and need for recreational and cultural facilities in the area. The proposed recreational and cultural uses continue the existing pattern of community serving uses in the area (Northwest Transit Center, Cibola High School, the Northwest Area Command, and Tres Placitas Park).

The proposed R-2 and SU-1 for C-1 Permissive Uses with the Addition of Retail Sales of Alcohol for Off-Premise Consumption as an Ancillary Use to a Grocery Store and the Addition of On-Premise Liquor Sales Associated with a Sit Down Restaurant continues the existing SU-1 for R-2 and the SU-1 for C-1 zones. However, the proposed R-2 zoning results in a reduction of 18.24 acres of residential zoning on the site (which includes a reduction of 7.29 acres of R-2 zoning), which supports the City's goals for lessening residential development on the Westside. The residential uses remain in the same location, while the commercial uses move approximately 300 feet to the east, adjacent to the police

substation. The continuation of these proposed uses provides stability of land use and zoning.

The proposed SU-1 for C-1 zoning would add two new uses to the site, alcohol sales as an ancillary use to a grocery store and in association with a sit-down restaurant, and drive up service window associated with a bank. The proposed additional uses will support the viability of the commercial area and its ability to attract and retain tenants that will serve the needs of area residents. The sale of alcohol in association with a grocery store or a sit-down restaurant is important to attracting and retaining both quality retailers and restaurants. Such tenants will provide a strong anchor to the commercial area. Without such uses, the site may be at a competitive disadvantage with other commercial sites in area. In the restaurant market today, alcohol sales are essential to attracting and keeping restaurants. Likewise, in the retail market, groceries are seeking to provide "one-stop" services to their customers, that includes the sale of alcohol with basic groceries. The addition of the drive up service window associated with a bank adds to the range of services available to area residents. The proposed zoning does not change the underlying basic zone, but helps to stabilize the land use of the area by ensuring the development of a strong and viable commercial area that supports the market needs of the surrounding residential development.

The subject site was originally zoned SU-1 for R-2 with the adoption of the Seven Bar Ranch Sector Development Plan in 1985, and rezoned in 2008. However, while the surrounding properties have developed, the subject site remains undeveloped. The project is now an infill development of one of the last remaining large undeveloped parcels in the Northwest Mesa area.

(C) A proposed change shall not be in significant conflict with adopted elements of the Comprehensive Plan or other city master plans and amendments there, to, including privately developed area plans which have been adopted by the city.

Albuquerque/Bernalillo County Comprehensive Plan

The property is located within the Developing Urban Area as designated by the Albuquerque/Bernalillo County Comprehensive Plan. Applicable goals and policies from the Comprehensive Plan are provided below:

II.B.1. OPEN SPACE NETWORK

The Goal is to provide visual relief from urbanization and to offer opportunities for education, recreation, cultural activities, and conservation of natural resources by setting aside Major Public Open Space, parks, trail corridors, and open areas throughout the Comprehensive Plan area.

Applicant's Response: The proposed Multigenerational Center, Library, and Swimming Pool are not parks; however, the site is connected to Tres Placitas Park and both the McMahon and Tres Placitas trails which connect to the Calabacillas Arroyo Open Space. The proposed community facilities will support recreational and cultural uses and will increase the number of amenities available to residents in the area through the connections to the trail system. The proposed zone map amendment supports the provision of recreational and cultural activities that will serve Westside residents.

II.B.5. DEVELOPING AND ESTABLISHED URBAN AREAS

The Goal is to create a quality urban environment which perpetuates the tradition of identifiable, individual but integrated communities within the metropolitan area and which offers variety and maximum choice in housing, transportation, work areas, and life styles, while creating a visually pleasing built environment.

Policy d – The location, intensity, and design of new development shall respect existing neighborhood values, natural environment conditions and carrying capacities, scenic resources, and resources of other social, cultural, and recreation concerns.

Applicant's Response: The Cibola Loop site is currently zoned for residential and commercial uses. These uses are proposed to remain part of the site, with the R-2 uses across the street from existing multi-family development and the commercial uses oriented towards Ellison Drive NW, away from the existing residences. The addition of the community facilities – the Multigenerational Center, Library, and Swimming Pool – will serve the recreational and cultural needs of residents on the Westside. The range of uses proposed for the site will provide an appropriate transition to the residential uses to the west, north, and east of the site.

The subject site connects to the Tres Placitas Park and the trail system. The proximity of the site to Cibola High School, the Northwest Transit Center, Fire Station 21, and the Northwest Area Command provide a clustering of community oriented uses. The proposed community facilities will add to the identity of the area, while adding to the variety of amenities to serve all lifestyles in the Plan area.

Protection of scenic resources is important as there are significant views from the site to the Sandia Mountains, the Rio Grande valley, and the rest of the City. The layout of the site is envisioned with the buildings located to ensure that views can be maximized to and from the site, thereby adding to the sense of identity and creating a visually pleasing built environment. Locating the Multigenerational Center on the west side of site will ensure that the building mass can be built below the Cibola Loop street grade, ensuring the preservation of views from the residential properties further west from Cibola Loop. The Library will be located on the northeast corner of West Cibola Loop NW and Ellison Drive NW. This site will be highly visible from the roadway and will create a strong sense of place for the site. The Swimming Pool is proposed at the north edge of the site, and like the Multigenerational Center, will use the grade change from Cibola Loop to tuck the building mass below street grade, thereby reducing the impact on views from Tres Placitas Park across the site.

The site is well connected to the roadway, transit, and trail systems, allowing for a variety of means of travel in accessing the site. The community facilities and the commercial development will be controlled by the Site Development Plan for Subdivision. This ensures a high level of control and oversight by the City and the community. The design guidelines address building height, architecture, signage, circulation, lighting, landscape, buffering, pedestrian accessibility, etc. The proposal respects the existing neighborhood values, natural environment, and carrying capacities by serving as a transition and resource to the

neighborhoods, through the connections to the transportation network, and through the high level of design that will be achieved with the design guidelines.

Policy e - New growth shall be accommodated through development in areas where vacant land is contiguous to existing or programmed urban facilities and services and where the integrity of existing neighborhoods can be ensured.

Applicant's Response: The subject site is vacant and is surrounded by development on all sides, and is now an infill site. The surrounding area includes single family and multifamily residential uses, as well as institutional and government services and uses in the form of Cibola High School, the Northwest Area Command, Fire Station 21, the Northwest Transit Center, and Tres Placitas Park. The transportation network serving the site is developed and includes access to and from the site for all modes of travel (single occupancy vehicles, transit, bicycles, and pedestrians). There are existing water and sewer lines adjacent to the site. The integrity of the surrounding neighborhoods will be ensured through the design standards in the Site Development Plan for Subdivision.

Policy g - Development shall be carefully designated to conform to topographical features and include trail corridors in the development where appropriate.

Applicant's Response: The site includes significant changes in grade, which will be maintained in development of the site. Currently, there is a large detention pond at the southwest corner of the property, which holds the off-site flows from the adjacent neighborhood. Future development will address how the drainage and pond area will be addressed, and will likely be a shared responsibility between the Library and commercial retail sites. The general slope of the property towards Ellison Drive NW will be maintained. A regional trail runs along Ellison Drive (McMahon Trail), which will connect through the site to the Tres Placitas Trail at Tres Placitas Park.

Policy j - Where new commercial development occurs, it should generally be located in existing commercially zoned areas as follows: In larger area-wide shopping centers located at intersections of arterial streets and provided with access via mass transit; more than one shopping center should be allowed at an intersection only when transportation problems do not result.

Applicant's Response: The proposed SU-1 for C-1 Permissive Uses with the Addition of Retail Sales of Alcohol for Off-Premise Consumption as an Ancillary Use to a Grocery Store and the Addition of On-Premise Liquor Sales Associated with a Sit Down Restaurant zoning relocates the existing SU-1 for C-1 zoning approximately 300 feet to the east, away from the residential development adjacent to the site. The subject site is well served by mass transit given its proximity to the Northwest Transit Center. The site is also well served by the road network and by the trail network. The Site Development Plan for Subdivision shows the primary access and the access to the commercial portion of the site from Ellison Drive NW as right-in/ right-out and left-in. The subject site is an appropriate location for commercial development as the development will serve users of the community facilities and the adjacent neighborhoods, and is located along a busy arterial.

Policy l - Quality and innovation in design shall be encouraged in all new development; design shall be encouraged which is appropriate to the Plan area.

Applicant's Response: The Site Development Plan for Subdivision contains Design Guidelines which address building height, architecture, signage, circulation, lighting, landscape, buffering, pedestrian accessibility, etc. that are based on the architectural program developed for the Westside Multifamily Feasibility Study. The provision of design standards will support quality and innovation in design in development on the site.

Policy m – Urban and site design which maintains and enhances unique vistas and improves the quality of the visual environment shall be encouraged.

Applicant's Response: The changes in grade across the site will ensure that there will be views from the site of the Sandia Mountains, the Rio Grande Valley, and the rest of the City. The Multigenerational Center and the Swimming Pool will be located along the western and northern boundary of the site and built below street grade. There are significant drops in grade along the site, generally travelling from northwest to southeast. By locating the Multigenerational Center and Swimming Pool along the boundary of the site, the mass of the buildings will be built into the change in grade, reducing the visual impact on views from the residential areas and Tres Placitas Park. This will also make the facilities visible to the public travelling west on Ellison Drive and Coors Bypass. The orientation of the buildings will also ensure that views from the facilities are exceptional.

II.C.8 DEVELOPED LANDSCAPE

The Goal is to maintain and improve the natural and the developed landscapes' quality.

Policy b - Public facilities (including buildings, parks, plazas, utilities, bridges, streets, stadiums, and airports) shall be designed to realize opportunities for City/County beautification.

Applicant's Response: The City of Albuquerque will design a complex of public facilities that exhibit the highest standards, that are attractive, and that complement the surrounding area. The site will be well landscaped, and include shaded walkways and paths, buffer areas, and drainage facilities.

Policy d - Landscaping shall be encouraged within public and private rights-of-way to control water erosion and dust, and create a pleasing visual environment; native vegetation should be used where appropriate.

Applicant's Response: The Site Development Plan for Subdivision Design Guidelines address landscaping. The site is intended to be well landscaped and include shaded outdoor recreation areas, shaded walkways, and shaded parking areas. The landscaping will provide visual relief, opportunities for recreation, mitigation for the heat island effect, and opportunities for drainage detention areas.

II.D.1 SERVICE PROVISION

The Goal is to develop and manage use of public services/facilities in an efficient and equitable manner and in accordance with other land use planning policies.

Policy g: Pedestrian opportunities shall be promoted and integrated into development to create safe and pleasant non-motorized travel conditions.

Applicant's Response: The Site Development Plan for Subdivision Design Guidelines addresses pedestrian accessibility and circulation. Connections to and from the site to the Northwest Transit Center and Tres Placitas Park will be important enhancements to the site. The site is connected to the regional trail network through the McMahon and Tres Placitas trails along Ellison Drive and connecting to the Black Arroyo Trail and Tres Placitas Park.

II.D.4 TRANSPORTATION AND TRANSIT

The Goal is to develop corridors, both streets and adjacent land uses, that provide a balanced circulation system through efficient placement of employment and services, and encouragement of bicycling, walking, and use of transit/ paratransit as alternatives to automobile travel, while providing sufficient roadway capacity to meet mobility and access needs.

Policy d: The frequency of driveways along principal and minor arterial streets will be reduced when possible, toward a spacing frequency of one or two drives per 300 feet of frontage on principal arterials, and one or two drives per 200 feet on minor arterials.

Applicant's Response: The subject site proposes only one access from Ellison Drive NW, the primary access. This access is proposed to be a right-in/ right-out, protected left-in access. There are two other access point proposed for the site, located on Cibola Loop NW. An updated Traffic Impact Study was prepared by Terry Brown as part of this application, which included the analysis of the proposed access at Ellison Drive.

II.D.7 EDUCATION

The Goal is to provide a wide variety of educational and recreational opportunities available to citizens from all cultural, age, and educational groups.

Policy c – Library services shall be expanded and made more accessible to people at a neighborhood and community level.

Applicant's Response: The Library is intended to serve the Westside, a growing area of Albuquerque that is currently underserved. The location of the Library on a site so close to a school and so well served by transit, trails, and the road network will ensure the Library is accessible to the public.

Policy e – Variety and flexibility in educational and recreational resources shall be encouraged through joint use of facilities.

Applicant's Response: The subject site is located adjacent to Cibola High School. The proximity to the existing school, the trail system, and Tres Placitas Park provide an excellent opportunity to build connections between these facilities.

WEST SIDE STRATEGIC PLAN

THE COMMUNITY CONCEPT

Policy 1.17 - The City shall encourage co-location of public services such as schools, libraries, community/senior/multi-service centers, parks, retail and commercial services in Community and Neighborhood Activity Centers.

Applicant's Response: The subject site is located in the Seven Bar Ranch Regional Center. It is located adjacent to the Northwest Area Command, Fire Station 21, Cibola High School, Tres Placitas Park, and the Northwest Transit Center. The Westside Multigenerational Center Feasibility Study recommended the Cibola Loop site because of the surrounding community facilities and because the site was large enough to allow the co-location of these City facilities on one site. The community facilities are proposed to use 16 acres of the 26-acre site. The remaining areas are proposed to accommodate multi-family residential and commercial uses, which may also serve the users of the community facilities.

SPECIFIC WESTSIDE COMMUNITIES – SEVEN BAR RANCH COMMUNITY

Page 55- The City of Albuquerque also owns the old "Town Center" of the Seven Bar Ranch Sector Development Plan, an area near Cibola High School. This would be an excellent location for the City to cluster public services (fire or police station, library, park and ride facilities, etc.) in the future. It is also a good location for higher education or vocational-technical training

Applicant's Response: The subject site sits adjacent to the Town Center. The Town Center is developed with the Northwest Transit Center and Fire Station 21. The proposed community facilities will expand upon the existing cluster of public services, adding a Multigenerational Center, Library and Swimming Pool to the Fire Station, Transit Center, Police Substation, High School, and Park already found in the immediate area.

NATURAL AND CULTURAL RESOURCES, RECREATION AND SPECIAL AREAS

Policy 7.16 - This Plan promotes joint use of park facilities whenever possible. Potential multiple uses include parks and schools, parks and drainage facilities, and parks with certain open space lands. Co-location shall occur as part of Activity Center development.

Applicant's Response: The subject site is located within the Seven Bar Ranch Regional Center. The Westside Multigenerational Center Feasibility Study recommended the subject site for the proposed community facilities in part because of the proximity to the Tres Placitas Park, the ability to co-locate the future facilities with the existing park, the proximity to Cibola High School, and the connections to the existing trail system. The study included an analysis of each of the potential sites through the application of site location criteria.

SITING AND EXPANSION OF PUBLIC FACILITIES

Policy 8.2 – City or County facilities, along with private facilities, shall be located within or adjacent to the Regional Center, Employment Centers, Community Centers, or in Neighborhood Centers. Facilities proposed outside these of these

locations must demonstrate to elected officials and the public that a compelling public need is best served by the alternate location.

Applicant's Response: The subject site is located within the Seven Bar Ranch Regional Center.

Policy 8.6 - The West Side Strategic Plan recognizes that parks are important character-defining features for neighborhoods and communities. While the Park System Facility Plan is the guiding policy document for the distribution and location of parks to meet neighborhood and community needs, every effort should be made to achieve the goals of the co-location policies in siting parks and other facilities. It is also important that the Parks and Open Space System not be viewed as a land bank for future facilities. Opportunities for co-location of facilities should be discussed on a case-by-case basis.

Applicant's Response: The proposed community facilities will be co-located with Tres Placitas Park, which has an undeveloped area that could be expanded with additional recreational amenities. The Multigenerational Center is intentionally planned to be located across the street from the Park so that users can access the Park easily. The City Council determined that the Cibola Loop site was an appropriate location for these community facilities by allocating funds towards the purchase of the property.

Policy 8.12 – New library facilities shall be located in or adjacent to the Regional Center, Community Centers, Neighborhood Centers, or Employment Centers in the Plan area.

Applicant's Response: The subject site is located within the Seven Bar Ranch Regional Center.

Policy 8.13 – Libraries are particularly well suited for co-location or sharing sites with other facilities, and are compatible with all age groups and activities. Future library sites shall locate according to these goals.

Applicant's Response: The Westside Multigenerational Center Feasibility Study concluded that the Cibola Loop site was the most appropriate available site in part because the size of the site allows the center to co-located with a Library and Swimming Pool. The Library will also be close to Cibola High School and Tres Placitas Park.

SEVEN BAR RANCH SECTOR DEVELOPMENT PLAN

The following citation is from the Seven Bar Ranch Sector Development Plan:

Page 9 SU-1 for R-2 Uses- Medium Density Residential, 151 acres: These parcels are intended for development as condominiums and low rise apartments. This acreage should be developed at a minimum density of 10 dwelling units per acre. The maximum allowable density for these parcels shall be controlled by the Floor Area Ratio (FAR) restriction in the R-2 zone. These areas are arranged as a transition between the commercial and employment areas and lower density residential areas. They, too, have been given maximum access to the internal pedestrian open space system.

Applicant's Response: While the majority of the site will be zoned for Community Facilities and Related Uses, a 5-acre tract will retain R-2 zoning. It is located across Cibola Loop from the existing multifamily residential development. The future residents will have great access to the community facilities.

(D) The applicant must demonstrate that the existing zoning is inappropriate because:

1. *There was an error when the existing zone map pattern was created; or*
2. *Changed neighborhood or community conditions justify the change; or*
3. *A different use category is more advantageous to the community, as articulated in the Comprehensive Plan or other city master plan, even though (D)1. or (D)2. above do not apply.*

Applicant's Response: In 2016, the City of Albuquerque began the process to purchase 16 acres of the 26-acre Cibola Loop site with the intention of developing a Multigenerational Center, a Library, and a Swimming Pool. This followed the recommendations of the Westside Multigenerational Feasibility Study commissioned by the Department of Senior Affairs, along with participation by the Department of Cultural Services, Parks and Recreation Department, Planning Department, City Council Services, and most recently, the Department of Municipal Development. The decision by the City Council to change the scope of existing projects (R-16-34) in order to allow for the acquisition of the property represents a changed community condition that justifies the proposed change in zoning to SU-1 for Community Facilities and Related Uses a more appropriate zone category. Furthermore, in June 2016, the deed restriction that specified that the site should be used pursuant to the Housing for Older Persons Act of 1995 was removed by the City Council, another changed condition.

In addition to changed conditions, the proposed zoning is more advantageous to the community because it matches the zoning with the land use desired by the community and responds to a strong public need for recreational and cultural facilities as determined by the Feasibility Study. It is also more advantageous to the community as articulated by the Albuquerque/ Bernalillo County Comprehensive Plan, the Westside Strategic Plan, and the Seven Bar Ranch Sector Development Plan (please see the analysis above, Section C). The proposed residential and commercial uses are already allowed on the site.

(E) A change of zone shall not be approved where some of the permissive uses in the zone would be harmful to adjacent property, the neighborhood, or the community.

Applicant's Response: The proposed zone change includes uses already proposed for the site (R-2 and C-1 uses), and introduces the City of Albuquerque Community Facilities and Related Uses to the site. The site will not include any permissive uses that would be harmful to the adjacent property, the neighborhood, or the community. The Site Development Plan for Subdivision shows access to the site and contains Design Guidelines that will control the design of the commercial development and community facilities. There were three public meetings held during the feasibility study process. At the third public meeting and at a subsequent community celebration for the acquisition of the

site, the concepts for the community facilities were presented to the public and were met with support and excitement.

The introduction of the alcohol sales (as an ancillary use to a grocery store, and in association with a sit-down restaurant) and drive up service window associated with a bank will not be harmful to the adjacent properties. The increased range of uses will support the viability of the commercial center. Drive-in facilities for a bank require a vehicle movement plan approved by the Traffic Engineer. Alcohol sales are regulated by the State of New Mexico, which sets the regulations on the hours of sale, age, and minimum location away from incompatible uses such as school and churches. Alcohol sales on the site will be further restricted by the proposed zoning to a grocery store for off-premise consumption, and to a sit-down restaurant for on-premise consumption. The Site Development Plan for Building Permit for the commercial portion of the site will return to the EPC for its review and approval, providing a further opportunity for public review. Delegation to the DRB is sought only for the portion to be developed by the City of Albuquerque, zoned SU-1 for City of Albuquerque Community Facilities and Related Uses.

(F) A proposed zone change which, to be utilized through land development, requires major and unprogrammed capital expenditures by the city may be:

1. *Denied due to lack of capital funds; or*
2. *Granted with the implicit understanding that the city is not bound to provide the capital improvements on any special schedule.*

Applicant's Response: The City will not incur any unprogrammed expenditures as a result of this zone change request. The City of Albuquerque has funding for the acquisition of the first 6.89 acres and anticipates funding the acquisition of the remaining 9.11 acres and the construction of the community facilities through future G.O. Bond cycles. In April 2016, Resolution R-16-34 amended the adopted Capital Implementation Program and changed the scope of services for Cultural Services/Library and the Parks and Recreation existing projects to allow for the acquisition of land for the library and pool on the Northwest Mesa. While the community facilities are projected to require significant capital expenditures by the City, such capital expenditures are an anticipated and integral part of the provision of recreational and cultural services to the public. The proposed zoning will not require any unprogrammed capital expenditures. Roadway, water, sewer, and storm water facilities exist in the immediate area and it will be responsibility of the City and other owners of the retail and multi-family sites to extend any services needed to the serve the property.

(G) The cost of land or other economic considerations pertaining to the applicant shall not be the determining factor for a change of zone.

Applicant's Response: The City of Albuquerque is the contract purchaser for sixteen of the 26 acres on the site. The City is purchasing the property for the purpose of developing a Multigenerational Center, a Library, and a Swimming Pool. It has been determined through the Westside Multigenerational Center Feasibility Study and associated planning process that this is the best location for the facilities due to the access to roads, trails, transit, the adjacency to existing

residential development, Cibola High School, and the availability of land. The residential and commercial uses proposed are already allowed on the site.

(H) Location on a collector or major street is not in itself sufficient justification for apartment, office, or commercial zoning.

Applicant's Response: The subject site is already zoned for R-2 and C-1 uses. The R-2 uses are proposed to remain in the same location, and the C-1 uses are proposed to move approximately 300 feet to the east. While the location of the site on Ellison Drive NW, a regional principal arterial, is relevant to the request, it is not the primary justification for the proposed zoning on the site. However, this magnitude of public investment supports the need for high visibility and access to these future community facilities. The location of this property, and its connections to the major street network, the trails system, and the transit network help to address the transportation issues that may be associated with the development of the community facilities, and the residential and commercial uses proposed.

(I) A zone change request which would give a zone different from surrounding zoning to one small area, especially when only one premise is involved, is generally called a "spot zone." Such a change of zone may be approved only when:

- 1. The change will clearly facilitate realization of the Comprehensive Plan and any applicable adopted sector development plan or area development plan; or*
- 2. The area of the proposed zone change is different from surrounding land because it could function as a transition between adjacent zones; because the site is not suitable for the uses allowed in any adjacent zone due to topography, traffic, or special adverse land uses nearby; or because the nature of structures already on the premises makes the site unsuitable for the uses allowed in any adjacent zone.*

Applicant's Response: The proposed zone changes cover a total of 26 acres and are not considered a "spot zone". This property currently is zoned SU-1 and there is an abundance of similarly zoned properties in the area.

(J) A zone change request which would give a zone different from surrounding zoning to a strip of land along a street is generally called "strip zoning." Strip commercial zoning will be approved only where:

- 1. The change will clearly facilitate realization of the Comprehensive Plan and any adopted sector development plan or area development plan; and*
- 2. The area of the proposed zone change is different from surrounding land because it could function as a transition between adjacent zones or because the site is not suitable for the uses allowed in any adjacent zone due to traffic or special adverse land uses nearby.*


Applicant's Response: The proposed zone changes are not considered "strip zoning" due to the size, shape, and location of the site.



CONCLUSION

On behalf of Vientecillo, LLC and the City of Albuquerque, we respectfully request that the Environmental Planning Commission approve the request for this Zone Map Amendment, Sector Development Plan Map Amendment, and Site Development Plan for Subdivision for the Cibola Loop site. Thank you for your consideration.

Sincerely,


Jacqueline Fishman, AICP
Principal



SEVEN-BAR RANCH

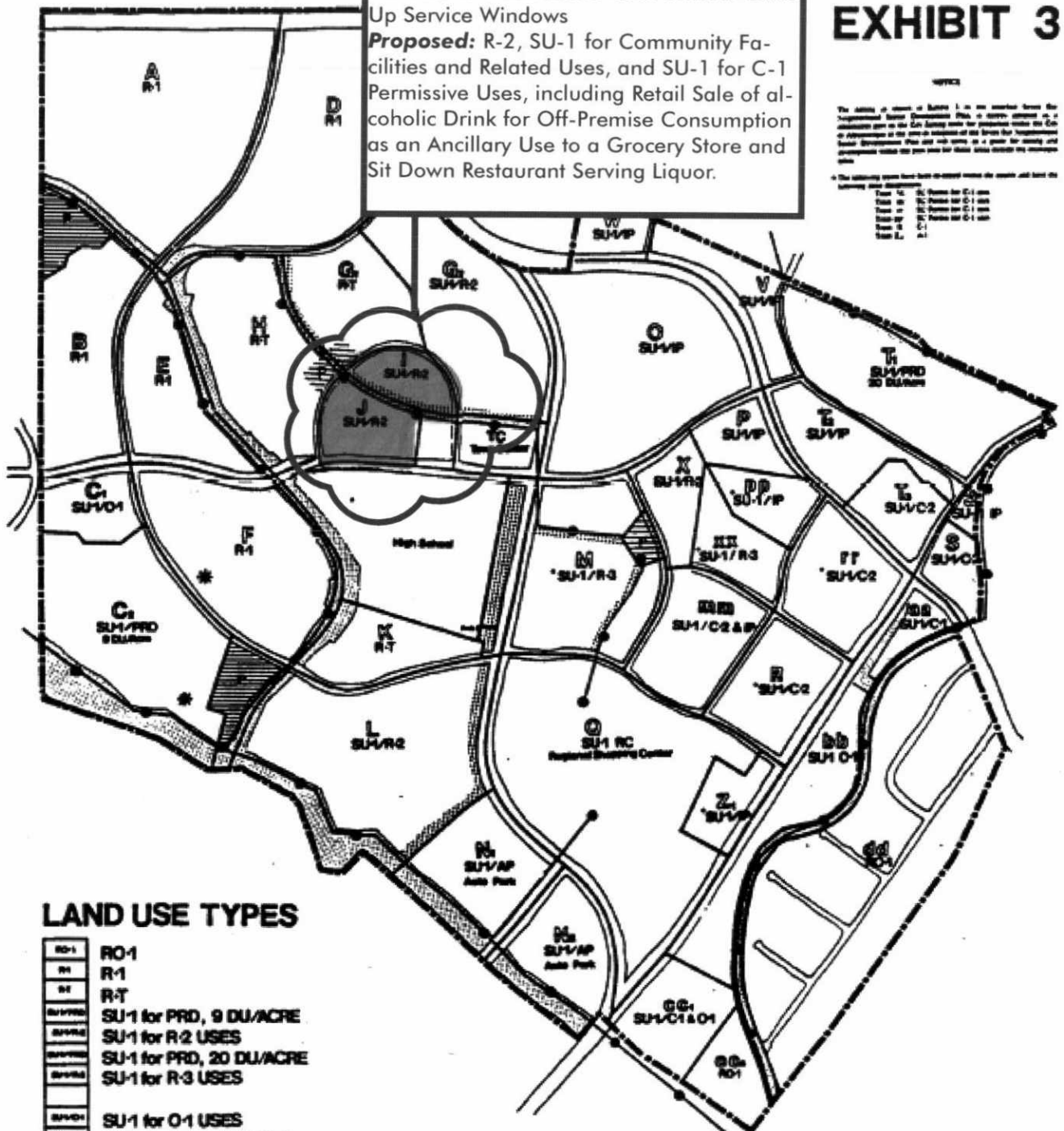
SECTOR DEVELOPMENT PLAN

APRIL 1, 1985 REVISION

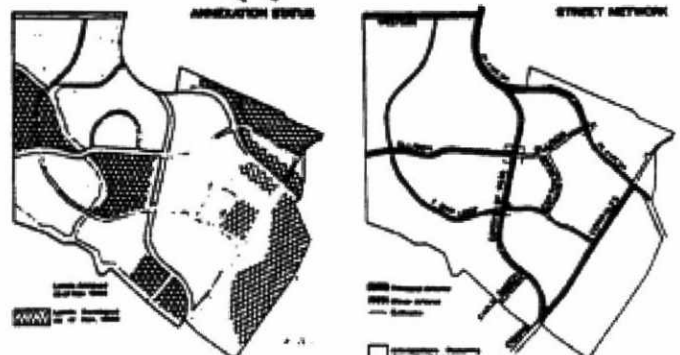
The Seven-Bar Ranch Sector Development Plan has been prepared by HERBERT M. DENISH & ASSOCIATES, INC. and BOHANNAN-HUSTON, INC. for lands owned or controlled by the SEVEN-BAR LAND & CATTLE COMPANY.

Proposed: R-2, SU-1 for Community Facilities and Related Uses, and SU-1 for C-1 Permissive Uses, including Retail Sale of alcoholic Drink for Off-Premise Consumption as an Ancillary Use to a Grocery Store and Sit Down Restaurant Serving Liquor.

The ability of elements of \mathcal{B}_1 to be inserted between the neighbouring lower components Φ_{1k} is verified; indeed, it is established that in the \mathcal{L}_1 lattice there are positions where the Φ_{1k} and Φ_{2k} components of Φ are separated by elements of \mathcal{B}_1 . In the lower components Φ_{1k} and Φ_{2k} of Φ there are elements of \mathcal{B}_1 that are separated from the Φ_{1k} and Φ_{2k} components of Φ by elements of \mathcal{B}_1 .



RO-1	RO-1
R-1	R-1
R-T	R-T
SU-1	SU-1 for PRD, 9 DU/ACRE
SU-2	SU-1 for R-2 USES
SU-3	SU-1 for PRD, 20 DU/ACRE
SU-4	SU-1 for R-3 USES
SU-5	
SU-6	SU-1 for O-1 USES
SU-7	SU-1 for O-1 & C-1 USES
SU-8	SU-1 for IP USES
SU-9	SU-1 for AUTO PARK
TC	SU-1 for TOWN CENTER
SU-10	SU-1 for C-2 & IP (C-2 not to exceed 8 acres)
SU-11	SU-1 for C-1 USES
SU-12	SU-1 for C-2 USES
SU-13	SU-1 for REGIONAL SHOPPING CENTER
	PARK
	DRAINAGE RIGHT-OF-WAY
	OPEN SPACE
	SCHOOL
	BIKEWAY



LAND USE

SEVEN-BAR RANCH SECTOR DEVELOPMENT PLAN

1994 Revision

BLUZ TEAM Meeting Agenda

September 26, 2016

FDC Conference Room

I. Pajarito ES – Christina Orozco represented school

Request to extend fencing previously installed by BLUZ, for an additional 20'

- To prevent students from running across road thru pick-up / drop off area to parking lot

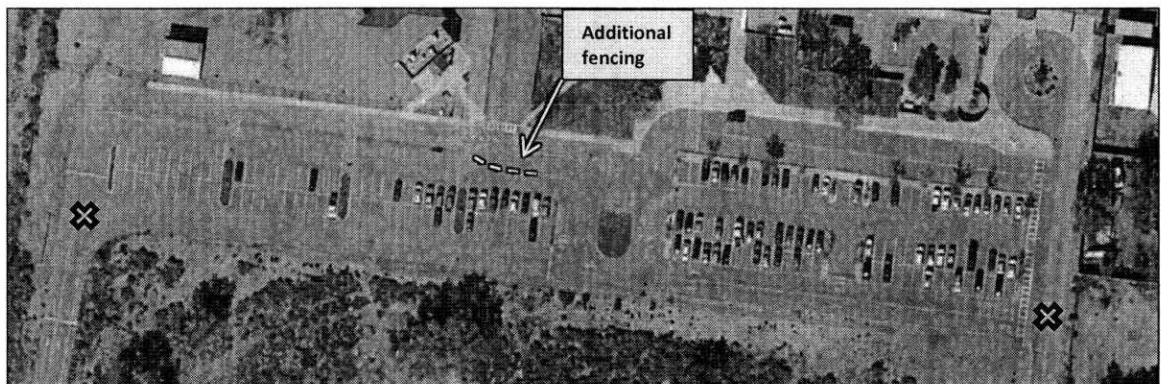
Request for 2 pipe gates at entrances

- School located in a very remote area
- Concern for weekend security of campus; gates would be locked after school hours and on weekends
- Debris, such as needles, are being left in area, which poses safety concerns

Discussion Results:

- Pipe gates can be installed at both entrances to the school campus ✕
- Regarding the fence issue, there is a concern that installing the additional 20' could block off the delivery area

Ben Harris, BLUZ Coordinator, will meet with Principal Larribas to discuss further



II. Alamosa ES – Principal Ulrike Kerstges


Issue of parents speeding past vehicles pulled over in the drop-off lane

- Some parents have vehicles where the right-side door does not open, causing students to exit on the left-hand side; concern that speeding vehicles will hit a child who has to exit on the left-hand side
- Principal requested narrowing of entrance to slow traffic in pick-up area



Parents still dropping students off on the south side of the school in the middle of Eucariz Ave., and students run across street by themselves

- Principal Kerstges has attempted to emphasize the danger of this to parents
- Former recommendation was made by BLUZ Team to lock the back gate and discourage accessibility to campus, gently forcing parents to use drop-off area
- Principal Kerstges would like staff to have access to their parking area she asked if swipe cards or some type of lock be possible?





- Other issue is vandalism at school
- Campus is wide-open; area between the kindergarten building and the main classroom wing of school  provides unrestricted access to the entire campus




Discussion Results:

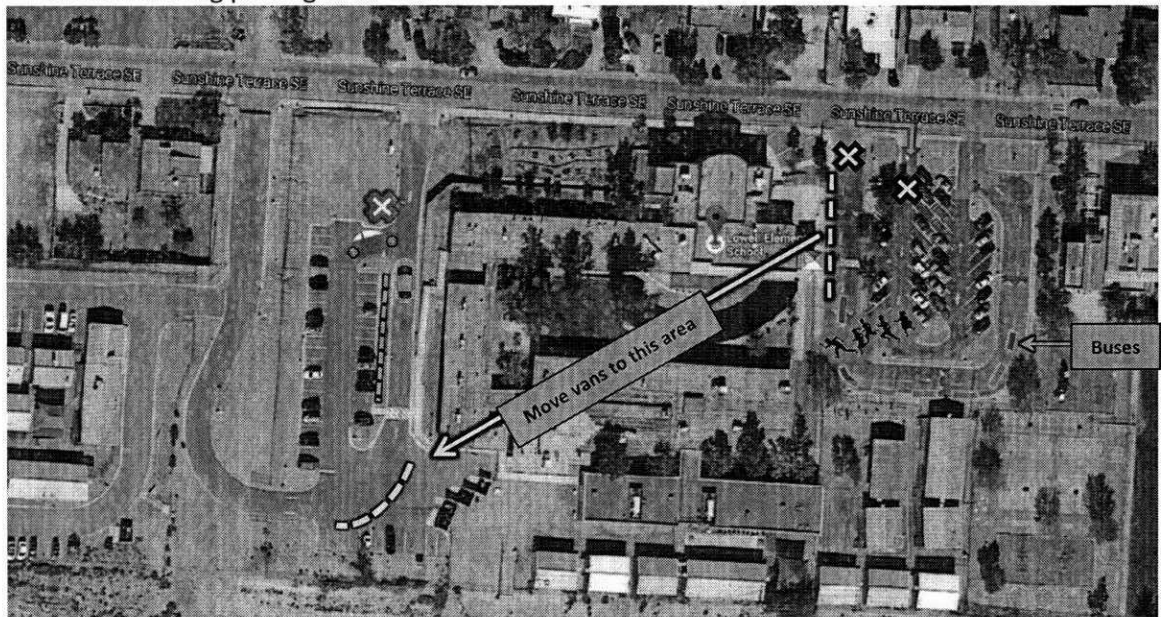
- Large orange cones  will be used to narrow entrance; this will be used temporarily to access whether narrowing area slows speeders down
- Swipe cards would have to be approved by Karen Alarid, FDC Director
- Front area  of school can be addressed by installation of a fence with a pedestrian gate
- Ben Harris, will need to meet with David Ritchey, FDC Staff Architect for Alamosa ES

III. Lowell ES – Principal Julieta Contreras

- City Community Center daycare vans  are parked in bus loop making area very congested
- Parents are pulling into the parking area in this location to drop students off; students then run in-between buses 
- Request to move daycare vans to west area parent pick-up / drop-off
 - Angela Hernandez, BLUZ member and Student Transportation employee, stated that the west area pick-up / drop-off area was originally designed to be the bus loading, unloading zone

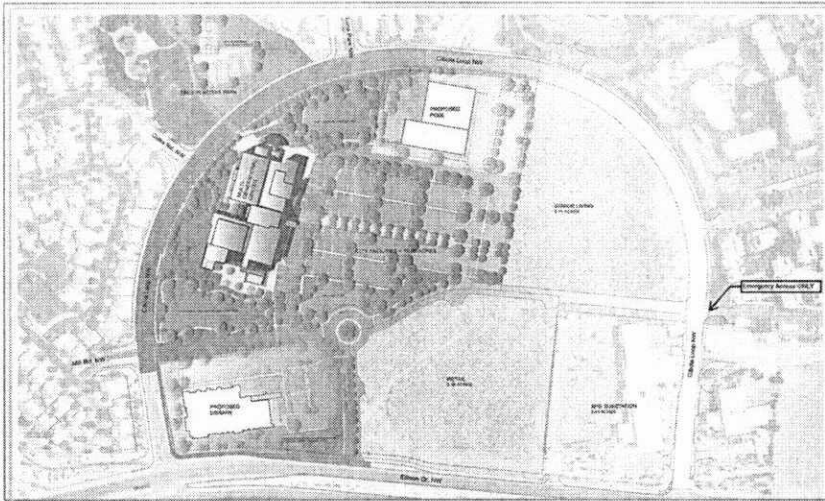
Discussion Results:

- Move daycare vans to west side parking area, parent pick-up / drop-off
- Daycare vans can stand down in this area until school dismissal
- Install two pipe gates in bus entrance area and one in the parking lot area ; pipe gate at bus entrance would be closed once buses leave; parking lot pipe gate would be closed in the morning to discourage parents from using it as the pick-up / drop-off
- Near misses between parents exiting parking area  and vehicles picking students up; install speed bumps in area to slow traffic
- Chain link along parking area 



IV. Cibola Cluster – Myron / Denise

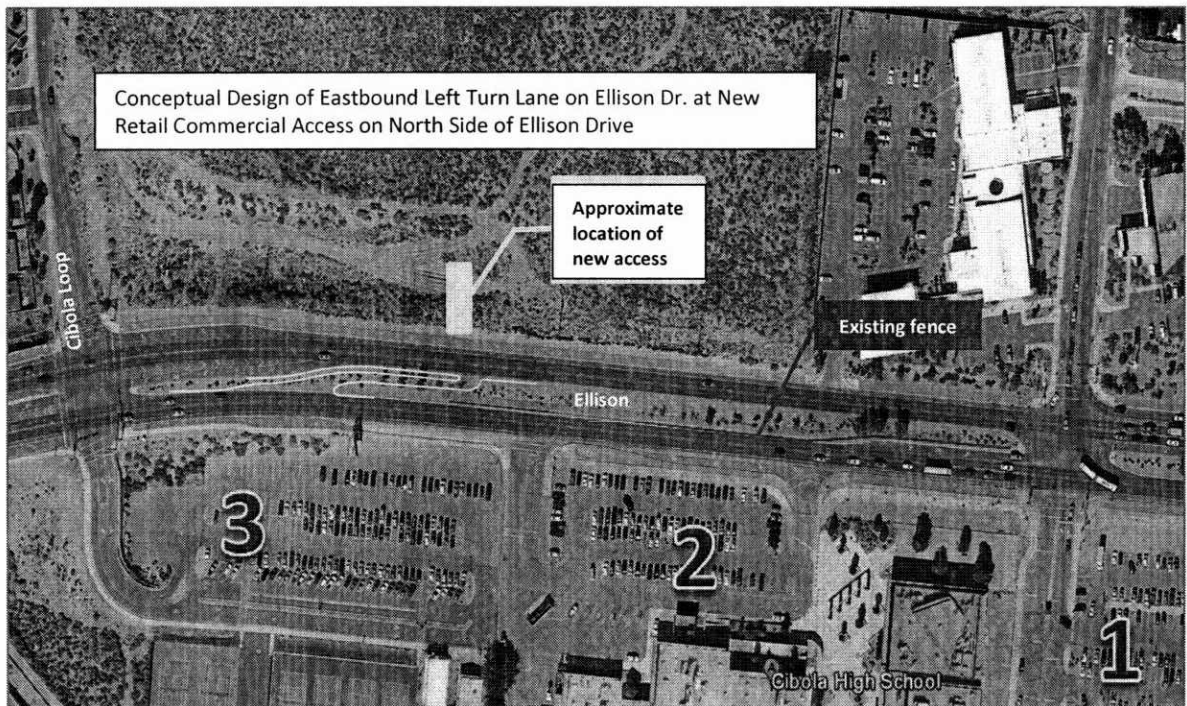
Cibola HS – Principal Pam Myer, Consensus Planning reps: Jackie Fishman, Petra Morris; Cibola Loop rep – John Black; Terry Brown – traffic engineer
 Ms. Fishman explained the City of Albuquerque plans for Cibola loop



- Multigenerational Center, library, pool, apartment complex, shopping center, and a fast food restaurant w/o drive-thru window
- City is currently in process of purchasing lots
- Multigenerational facility is approximately 10 years out
- Pool is approximately 15 years out

- School concern is that the left-hand turn out of the 3 parking lot will be affected by traffic backing up trying to turn left at the new access location
- The distance from the 7-Bar Loop intersection is the required 400' and there is 75' for vehicle queuing
- Special Needs buses also exit from Lot 3

Mr. Brown stated that traffic generated by the proposed development does not increase the delay at the intersection during the AM peak hour and increases the delay during the PM peak hour by only one second. Therefore, no recommendations are made for the intersection of Ellison Dr., or Seven Bar Loop.



NOTE: while APS is not necessary opposed to the new site access location, APS would like their engineer to study the traffic congestion during pick-up/drop-off times for both Seven Bar ES and Cibola HS, since these factors weren't included in the traffic study presented at the BLUZ meeting.

Next Steps:

- EDC Meeting October 8, 2016

NOTIFICATION &
NEIGHBORHOOD INFORMATION



City of Albuquerque

P.O. Box 1293, Albuquerque, NM 87103

PLEASE NOTE: The NA/HOA information listed in this letter is valid for one (1) month. If you haven't filed your application within one (1) month of the date of this letter – you will need to get an updated letter from our office.

August 24, 2016

Petra Morris
Consensus Planning, Inc.
302 8th Street NW/87102
Phone: 505-764-9801 Fax: 505-842-5495
E-mail: morris@consensusplanning.com

Dear Petra:

Thank you for your inquiry of **August 24, 2016** requesting the names of **ALL Neighborhood and/or Homeowner Associations** who would be affected under the provisions of §14-8-2-7 of the *Neighborhood Association Recognition Ordinance* by your proposed project at **(EPC SUBMITTAL) TRACTS A, B AND C OF THE BULK LAND PLAT FOR CIBOLA LOOP SUBDIVISION LOCATED ON ELLISON DRIVE NW BETWEEN W. CIBOLA LOOP NW AND CIBOLA LOOP NW zone map A-13.**

Our records indicate that the **Neighborhood and/or Homeowner Associations** affected by this submittal and the contact names are as follows:

WESTSIDE COALITION OF N.A.'S

Harry Hendriksen, 10592 Rio Del Sole Ct. NW/87114-2701 890-3481 (h)

Rene Horvath, 5515 Palomino Dr. NW/87120 898-2114 (h)

Please note that according to §14-8-2-7 of the *Neighborhood Association Recognition Ordinance* you are required to notify each of these contact persons by **certified mail, return receipt requested, before** the Planning Department will accept your application filing (**PLEASE ATTACH: 1) Copy of this letter; 2) Copy of letters sent to NA/HOA's and 3) Copy of White Receipts showing proof that you sent certified mail w/stamp from USPS showing date.**) If you have any questions about the information provided please contact me at (505) 924-3914 or via an e-mail message at dlcarmona@cabq.gov.

Sincerely,
Dalaina L. Carmona
Dalaina L. Carmona
Senior Administrative Assistant
OFFICE OF NEIGHBORHOOD COORDINATION
Planning Department

**LETTERS MUST BE SENT TO
BOTH CONTACTS OF EACH
NA/HOA FOR THIS
PLANNING SUBMITTAL.**

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Total Postage & Fees	\$9.59

Sent To: Harry Hendriksen, WICOMA
Street, Apt. No., or PO Box No.: 10592 Rio Del Sole Ct. NW
City, State, ZIP+4: ALBQ, NM, 87114

Postmark Here: SEP 01 2016
09/01/2016
ALBUQUERQUE NM 87103

PS Form 3800, August 2006 See Reverse for Instructions

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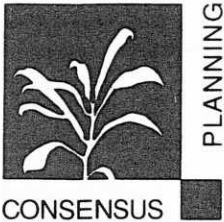
ALBUQUERQUE, NM 87120

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Certified Fee	\$2.70
Return Receipt Fee (Endorsement Required)	\$0.00
Restricted Delivery Fee (Endorsement Required)	\$0.00
Total Postage & Fees	\$9.59

Sent To: Rene Horvath - WICOMA
Street, Apt. No., or PO Box No.: 5515 Palmino Dr. NW
City, State, ZIP+4: ALBQ, NM, 87120

Postmark Here: SEP 01 2016
09/01/2016
ALBUQUERQUE NM 87103

PS Form 3800, August 2006 See Reverse for Instructions



CONSENSUS

Landscape Architecture
Urban Design
Planning Services

302 Eighth St. NW
Albuquerque, NM 87102
(505) 764-9801
Fax 842-5495
cp@consensusplanning.com
www.consensusplanning.com

September 1, 2016

Rene Horvath
Westside Coalition of Neighborhood Associations
5515 Palomino Dr. NW
Albuquerque, NM 87120

Dear Ms. Horvath,

The purpose of this letter is to inform you and the Westside Coalition of Neighborhood Associations that we have submitted a request to the Environmental Planning Commission (EPC) for a Zone Map Amendment, a Sector Plan Map Amendment, and a Site Development Plan for Subdivision. The request is for the 26-acre Cibola Loop site, located on Ellison Drive NW and Cibola Loop NW. The site is legally described as Tracts A, B, and C of the Cibola Loop Subdivision.

This request is one of the important steps in the process of developing a Multigenerational Center, Library, and Swimming Pool at the Cibola Loop site that will serve Westside residents. The property was identified as the preferred location by the Westside Multigenerational Center Feasibility Study, completed by Kells + Craig Architects and Consensus Planning on behalf of the Department of Senior Affairs. The request is to rezone the property to R-2, SU-1 for Community Facilities and Related Uses, and SU-1 for C-1 Permissive Uses, including Retail Sale of Alcoholic Drink for Off-Premise Consumption as an Ancillary Use to a Grocery Store and a Sit Down Restaurant Serving Liquor.

The EPC hearing will be located in the basement of the Plaza del Sol Building at 600 Second Street NW at 8:30 am on October 13, 2016. If you have any questions or would like to schedule a meeting, please contact me at (505) 764-9801.

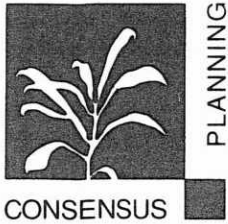
Sincerely,

Jacqueline Fishman, AICP
Principal

PRINCIPALS

James K. Strozier, AICP
Christopher J. Green, PLA,
ASLA, LEED AP
Jacqueline Fishman, AICP
Laurie Firor, PLA, ASLA

Attached: a copy of the Site Development Plan for Subdivision.



CONSENSUS

September 1, 2016

Landscape Architecture
Urban Design
Planning Services

Harry Hendriksen
Westside Coalition of Neighborhood Associations
10592 Rio Del Sole Ct. NW
Albuquerque, NM 87114

Dear Mr. Hendriksen,

302 Eighth St. NW
Albuquerque, NM 87102
(505) 764-9801
Fax 842-5495
cp@consensusplanning.com
www.consensusplanning.com

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Sincerely,

Jacqueline Fishman, AICP
Principal

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SEVEN-BAR RANCH

SECTOR DEVELOPMENT PLAN **APRIL 1, 1985 REVISION**

The Seven-Bar Ranch Sector Development Plan has been prepared by HERBERT M. DENISH & ASSOCIATES, INC. and BOHANNAN-HUSTON, INC. for lands owned or controlled by the SEVEN-BAR LAND & CATTLE COMPANY.

Existing: SU-1 for R-2, SU-1 for Senior Housing with Limited Medical Facilities, and SU-1 for C-1 Permissive Uses with No Drive Up Service Windows

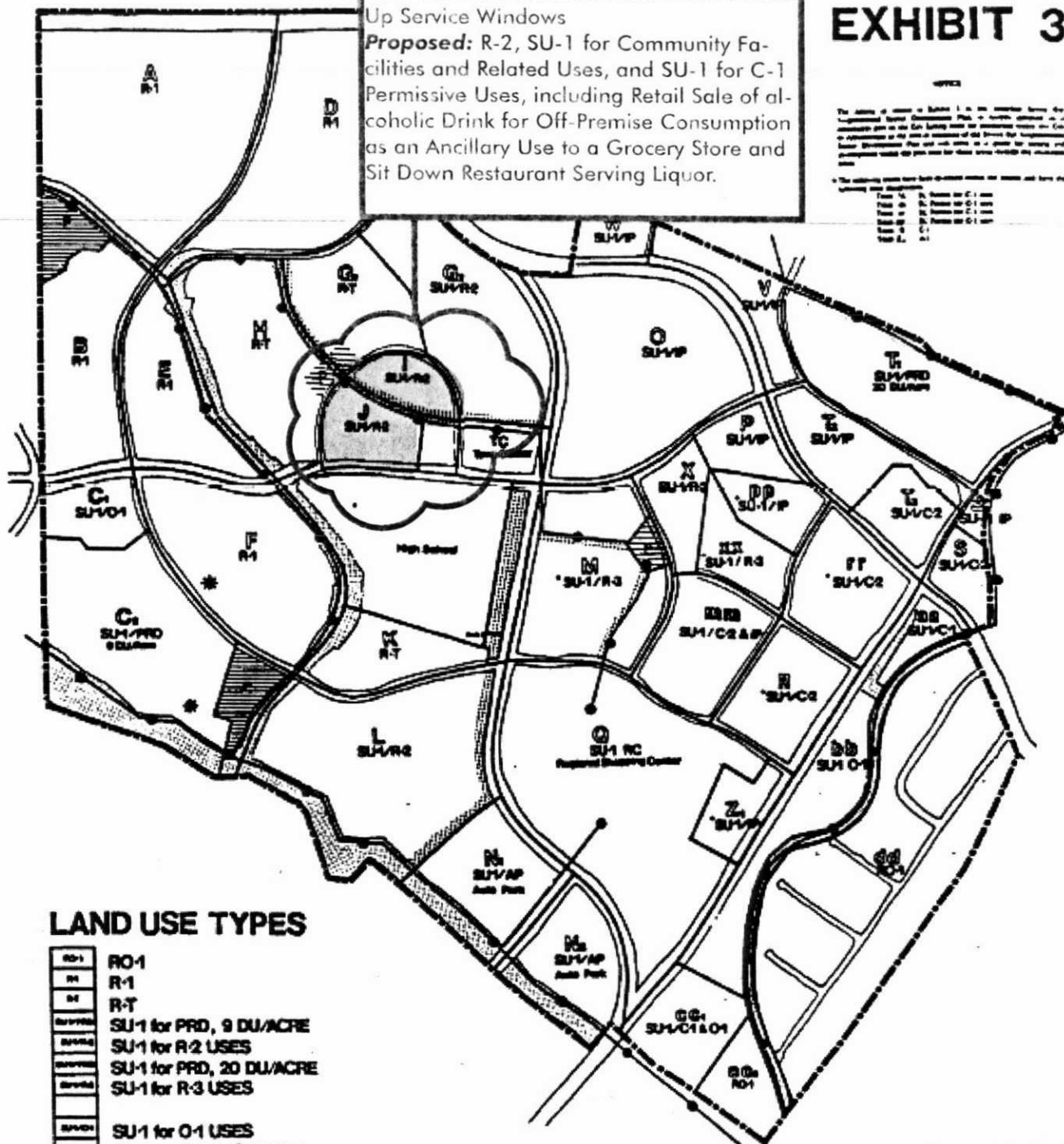
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EXHIBIT 3

The address of the map is shown in Exhibit 1. In the center of the map is the location of the map. The map is a plan view of the land use types in the area. The map is a plan view of the land use types in the area. The map is a plan view of the land use types in the area.

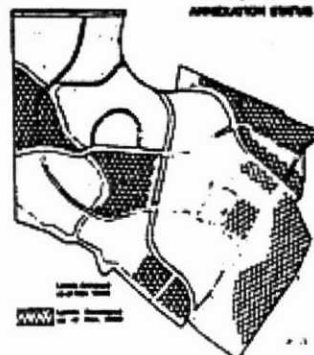
The following table lists the land use types in the area and their corresponding codes.

Code	Land Use Type
RO-1	R-1
RO-2	R-2
RO-3	R-3
RO-4	R-4
RO-5	R-5
RO-6	R-6
RO-7	R-7
RO-8	R-8
RO-9	R-9
RO-10	R-10
RO-11	R-11
RO-12	R-12
RO-13	R-13
RO-14	R-14
RO-15	R-15
RO-16	R-16
RO-17	R-17
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RO-27	R-27
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RO-29	R-29
RO-30	R-30
RO-31	R-31
RO-32	R-32
RO-33	R-33
RO-34	R-34
RO-35	R-35
RO-36	R-36
RO-37	R-37
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RO-40	R-40
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RO-43	R-43
RO-44	R-44
RO-45	R-45
RO-46	R-46
RO-47	R-47
RO-48	R-48
RO-49	R-49
RO-50	R-50
RO-51	R-51
RO-52	R-52
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LAND USE TYPES

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RO-100	R-100



LAND USE

SEVEN-BAR RANCH SECTOR DEVELOPMENT PLAN

1994 Revision

**CITY OF ALBUQUERQUE
PLANNING DEPARTMENT
PROPERTY OWNERSHIP LIST**

Hearing Date: Thursday, Oct. 13, 2016 **1010895**

Zone Atlas Page: A13

Notification Radius: Neighborhood Associations
100ft plus r.o.w

Cross Reference and Location: Ellison Dr. NW between West Cibola Loop and Cibola Loop NW

Applicant: **JR Malouff, Vientecillo LLC.**
5995 Alameda Blvd. NE
ABQ, NM 87113

Agent: **Consensus Planning Inc.**
302 8th Street NW
ABQ, NM 87102

Special Instructions:

**Notice must be mailed from the
City's 15 day's prior to the meeting.**

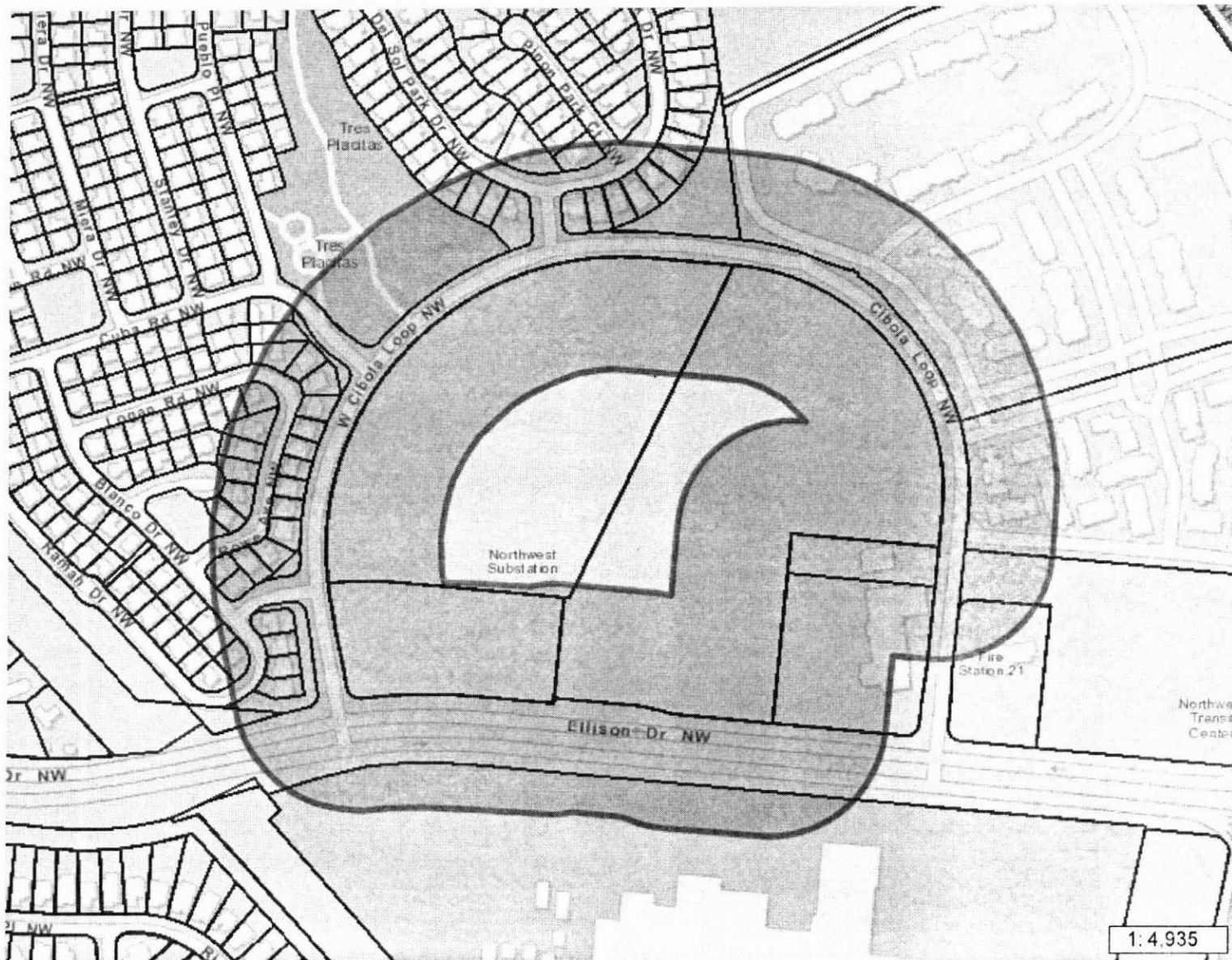
Date Mailed: 9-21-2016

Signature:

Geraldine Delgado



1010895



Legend

- ☐ Bernalillo County Parcels
- ☐ City Parcels
- Municipal Limits**
 - Corrales
 - Edgewood
 - Los Ranchos
 - Rio Rancho
 - Tijeras
 - UNINCORPORATED
- World Street Map**

Notes

Ellison used as right away 160 ft + 100

0.1 0 0.05 0.1 Miles

WGS_1984_Web_Mercator_Auxiliary_Sphere
9/13/2016 © City of Albuquerque

This map is a user generated static output from www.cabq.gov/gis and is for reference only. Data layers that appear on this map may or may not be accurate, current, or otherwise reliable.

THIS MAP IS NOT TO BE USED FOR LEGAL PURPOSES

SAMANI SARA A
4115 ROWE AVE NW
ALBUQUERQUE NM 87114

TRES PLACITAS HOMEOWNERS ASSOC INC C/O
HOAMCO
PO BOX 67590
ALBUQUERQUE NM 87193

GONZALEZ DAVID E & VERONICA I
10700 GALAXIA PARK DR NW
ALBUQUERQUE NM 87114

BAKER STUART & CHRISTINE M
10701 DEL SOL PARK DR NW
ALBUQUERQUE NM 87114

DIAZ CARLOS F & MONICA M
1420 SASSAFRAS DR
PLANO TX 75023

TOBIN WILLIAM B
4101 LOGAN RD NW
ALBUQUERQUE NM 87114

CITY OF ALBUQUERQUE C/O REAL PROP
DIVISION
PO BOX 1293
ALBUQUERQUE NM 87103-2248

FLORES JOHNATHAN
10715 DEL SOL PARK DR NW
ALBUQUERQUE NM 87114-5166

KUGELMANN JOHAN I & SUSAN R
10709 DEL SOL PARK DR NW
ALBUQUERQUE NM 87114-5166

ARELLANO IRMA W ARELLANO LIVING TRUST
10720 GALAXIA PARK DR NW
ALBUQUERQUE NM 87114-5168

RIOS PORFIRIO & CORRINE
6909 JAPURA CT NE
RIO RANCHO NM 87144

TRUJILLO JACOB S
4104 ROWE AVE NW
ALBUQUERQUE NM 87114

CITY OF ALBUQUERQUE
PO BOX 1293
ALBUQUERQUE NM 87103-2248

RIOS ALFREDO D
4201 ROWE AVE NW
ALBUQUERQUE NM 87114

FRENCH ANTHONY J D
10520 BLANCO DR NW
ALBUQUERQUE NM 87114

SANDOVAL MARLENE B
4112 ROWE AVE NW
ALBUQUERQUE NM 87114

ALDERETE NICHOLAS VINCENT & RACHEL
MICHELLE
4124 ROWE AVE NW
ALBUQUERQUE NM 87114

CORE REALTY HOLDINGS LLC
1600 DOVE ST SUITE 450
NEWPORT BEACH CA 92660

CITY OF ALBUQUERQUE
PO BOX 1293
ALBUQUERQUE NM 87103-2248

GARCIA ANDREA M TRUSTEE GARCIA RVT
6584 SEAMAN ST
SAN DIEGO CA 92120-2630

MARTINEZ ANTONIO RAY & NUNEZ DEZARI V
4109 ROWE AVE NW
ALBUQUERQUE NM 87114

VEJIL GEORGE G & YMELDA G
2399 CAMINO PINTORES
SANTA FE NM 87505-5290

QUINTANA ROBERT & EVE
8628 CLARIDGE PL NW
ALBUQUERQUE NM 87114

FRAZIER KATHRYN A
4200 ROWE AVE NW
ALBUQUERQUE NM 87114

VELASQUEZ GLORIA KATHLEEN
4705 DOUGLAS MACARTHUR RD NE
ALBUQUERQUE NM 87110

TRES PLACITAS HOMEOWNERS ASSOC INC
PO BOX 67590
ALBUQUERQUE NM 87193

AMERICAN HOMES 4 RENT PROPERTIES FIVE LLC
30601 AGOURA RD SUITE 200
AGOURA HILLS CA 91301

OLGUIN OLGA
PO BOX 56816
ALBUQUERQUE NM 87187

BACA PATRICK G & JO ANN
10500 BLANCO DR NW
ALBUQUERQUE NM 87114

KLOTY PARAMAJEET S
4119 ROWE AVE NW
ALBUQUERQUE NM 87114



CORE REALTY HOLDINGS LLC
1600 DOVE ST SUITE 210
NEWPORT BEACH CA 92660

PALACIO YVONNE & TIMOTHY
3690 S VISTA PL
CHANDLER AZ 85248

ANDERSON RUSSELL A
10711 DEL SOL PARK DR NW
ALBUQUERQUE NM 87114

GUTIERREZ SUSAN
4100 ROWE AVE NW
ALBUQUERQUE NM 87114

TRES PLACITAS HOMEOWNERS ASSOC INC
PO BOX 67590
ALBUQUERQUE NM 87193

HERRERA JAMES & MONTOYA-HERRERA CAROL
LYNN
5240 STONE MOUNTAIN PL NW
ALBUQUERQUE NM 87114-3794

HUEZO JOSE O & RINA G
3001 N NAOMI ST
BURBANK CA 91504-1733

LAM-HUI SO NGOR & LAM CHI MING
2332 14TH ST SE
RIO RANCHO NM 87124

KEAN MARIA C
4116 ROWE AVE NW
ALBUQUERQUE NM 87114

APODACA MATTHEW B
4102 LOGAN RD NW
ALBUQUERQUE NM 87114

RAHIM NAVROZ & ZUBEIDA
10701 PINON PARK CT NW
ALBUQUERQUE NM 87114

SANDOVAL NICOLE A
10716 GALAXIA PARK DR NW
ALBUQUERQUE NM 87114

BOKF NA
7060 S YALE AVE SUITE 200
TULSA OK 74136

HERNANDEZ GABRIELLA J
10705 DEL SOL PARK DR NW
ALBUQUERQUE NM 87114-5166

ZUNIGA MARGARITO N & BERNADETTE
4212 ROWE AVE NW
ALBUQUERQUE NM 87114

LANDAETA AMALIA RAMIREZ & PAUL AULAR
4208 ROWE AVE NW
ALBUQUERQUE NM 87114

RAMIREZ ERNESTO & BENITA
10512 BLANCO DR NW
ALBUQUERQUE NM 87114

AMERICAN HOMES 4 RENT PROPERTIES FIVE LLC
30601 AGOURA RD SUITE 200
AGOURA HILLS CA 91301

RYAN KEIKO & WILLIAM G
10516 BLANCO DR NW
ALBUQUERQUE NM 87114

BONNELL- ROY SHERYL L & ROY RONALD A
10504 BLANCO DR NW
ALBUQUERQUE NM 87114

LEE KIMON K & SARAH LYNN MABBOTT
10700 PINON PARK CT NW
ALBUQUERQUE NM 87114

NELSON JOHN P
PO BOX 775
CORRALES NM 87048

HAMM MICHAEL C & DORIS
4105 LOGAN RD NW
ALBUQUERQUE NM 87114

FAMILY HOUSING DEVEL CORP
1114 PENNSYLVANIA ST NE
ALBUQUERQUE NM 87110-7408

CITY OF ALBUQUERQUE
PO BOX 1293
ALBUQUERQUE NM 87103-2248

TRES PLACITAS HOMEOWNERS ASSOC INC
PO BOX 67590
ALBUQUERQUE NM 87193

BOARD OF EDUCATION
PO BOX 25704
ALBUQUERQUE NM 87125-0704

CITY OF ALBUQUERQUE
PO BOX 1293
ALBUQUERQUE NM 87103-2248

CITY OF ALBUQUERQUE C/O REAL PROP
DIVISION
PO BOX 1293
ALBUQUERQUE NM 87103-2248

RAEL FREDDY A & JULIE J
10700 DEL SOL PARK DR NW
ALBUQUERQUE NM 87114

RYBACHEK RONALD C & RYBACHEK JULIE L
4205 ROWE AVE NW
ALBUQUERQUE NM 87114

VIENTECILLO LLC
5995 ALAMEDA BLVD NE
ALBUQUERQUE NM 87113

VIENTECILLO LLC
5995 ALAMEDA BLVD NE
ALBUQUERQUE NM 87113

VIENTECILLO LLC
5995 ALAMEDA BLVD NE
ALBUQUERQUE NM 87113

Westside Coalition of N.A.'S
Harry Hendriksen
10592 Rio Del Sole Ct. NW
Albuquerque, NM 87114-2701

Westside Coalition of N.A.'S
Rene Horvath
5515 Palomino Dr. NW
Albuquerque, NM 87120



Albuquerque Publishing Company
 7777 Jefferson N.E. Albuquerque, New Mexico 87109
 P.O. Drawer J-T Albuquerque, New Mexico 87103
 (505) 823-7777

Account Number
 1007583

Ad Proof/Order Confirmation

Ad Order Number
 0001311707

CITY OF ALB-PLANNING DEPT
 600 2ND ST NW 3RD FLOOR
 ALBUQUERQUE, NM 87102 USA

Ordered By Dora

Customer Phone

5059243911

Joint Ad #

Customer EMail

PO Number

C18244

Ad Cost \$114.03

Sales Rep

eaustin

Tax Amount \$8.34

Order Taker

cwhite

Total Amount \$122.37

Payment Method

Credit Card

Amount Due \$122.37

Payment Amount

\$0.00

Affidavits 0

Pick Up #

Product Albuquerque Journal

Ad Number 0001311707-01

Ad Type APC-Legals

Ad Size 1 X 180 li

Color

Placement

Legal Notices

Classification

Government

Sort Text

NOTICE OF PUBLIC HEARING NOTICE I
 SHEREBY GIVENTHAT THE CITY OF ALB
 UQUERQUE ENVIRONMENTAL PLANNI
 NG COMMISSION WILL HOLD A PUBLIC
 HEARING ON THURSDAY OCTOB

Run Date

09/21/2016

09/21/2016

WYSIWYG Content



NOTICE OF PUBLIC HEARING

Notice is hereby given that the City of Albuquerque Environmental Planning Commission will hold a Public Hearing on Thursday, October 13, 2016 at 9:30 a.m. in the Plaza del Sol Hearing Room, Lower Level, Plaza del Sol Building, 600 2nd St. NW, Albuquerque, NM to consider the following items:

Distribution of the Planning Department's staff reports regarding the following items will occur at a Case Distribution Session on Thursday, October 6, 2016 at 3:00 p.m. in the Plaza del Sol Hearing Room, Lower Level, Plaza del Sol Building, 600 2nd St. NW, Albuquerque, NM.

Project# 1000906

16EPC-40051 Site Development Plan for Subdivision Amendment
16EPC-40052 Site Development Plan for Building Permit

Scott Anderson, agent for Darryl Brandenburg, requests the above actions for Tract 4, Paradise Plaza, zoned SU-1 for Mixed Uses, located in Project #1000938, located on Unser Blvd. NW, between McMahon Blvd. NW and the Sandoval County line, containing approximately 1.9 acres. (A-11)
Staff Planner: Catalina Lehner

Project# 1002717

16EPC-40045 Site Development Plan for Building Permit

Consensus Planning, agent for AMERCO Real Estate Company requests the above action for all or a portion of Lots 303-306, Town of Alrisco Grant, Unit 8, zoned SU-1 for O-1-PRD (Conditional Zoning: SU-1 for C-2 Permissive Uses, Excluding Residential Uses), located on Alrisco Dr. NW, between Coors Blvd. NW and I-40, containing approximately 5.4 acres. (H-11)
Staff Planner: Vicente Quevedo

Project# 1005283

16EPC-40043 Site Development Plan for Subdivision
16EPC-40044 Zone Map Amendment (Zone Change)

Dexter Perich Sabatini, agent for Titan Journal Center Investors LLC, requests the above actions for all or a portion of Lot(s) 2A-2A-2B-1-A, Plat of Tract 2A-2A-2B-1-A, Journal Center, zoned IP to SU-1 Residential not to exceed 75 DU/AC Plus C-2 Uses, located on Headline Blvd. NE, between Jefferson St. NE and Lang Ave. NE, containing approximately 6.5 acres. (D-17)
Staff Planner: Vicente Quevedo

Project# 1009888

16EPC-40042 Zone Map Amendment (Zone Change)

Consensus Planning, agent for San Antonio Commons, LLC, requests the above action for all or a portion of Lot 5-A-1, JJ Subdivision Continued, zoned SU-1 for C-2 Uses to SU-1 for C-2 Uses, including the Wholesale of Beer, located on San Antonio Dr. NE, between San Pedro Dr. NE and I-25, containing approximately 1.75 acres. (E-18)
Staff Planner: Michael Vos

Project# 1010895

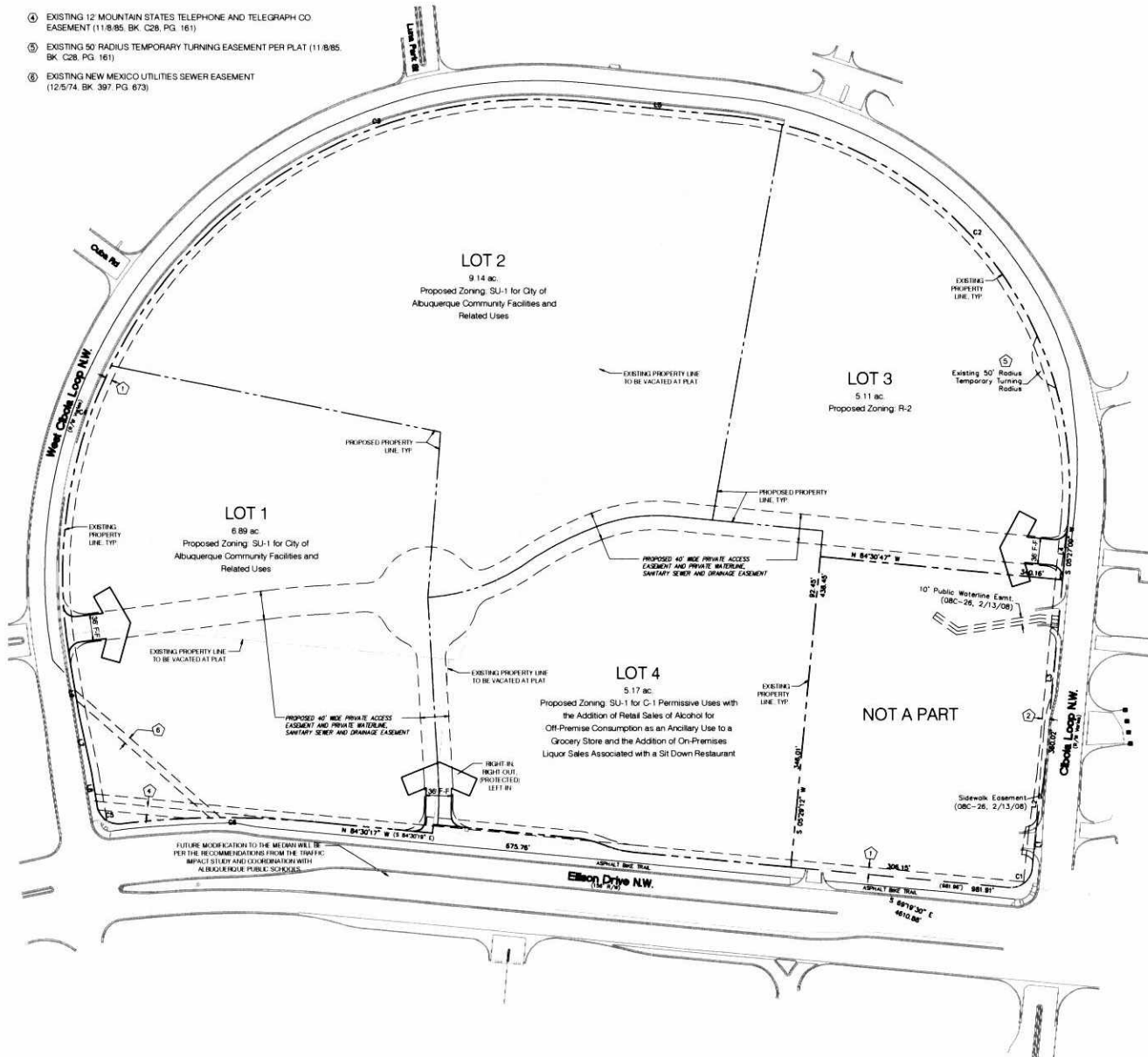
16EPC-40046 Sector Development Plan Map Amendment (Zone Change)

16EPC-40048 Site Development

SITE PLAN REDUCTIONS

EASEMENT NOTES

- EXISTING 10 FOOT UTILITY EASEMENT AS SHOWN ON THE PLAT TRACTS B-90 THRU B-96 (12/21/89, VOL. C40, FOL. 75)
- EXISTING 10 FOOT FNM AND MOUNTAIN BELL EASEMENT (2/21/86, BK. 323A, PG. 942)
- EXISTING DRAINAGE EASEMENT (5/5/99, BK. 9906, PG. 9917)
- EXISTING 12 MOUNTAIN STATES TELEPHONE AND TELEGRAPH CO EASEMENT (11/8/85, BK. C28, PG. 161)
- EXISTING 50' RADIUS TEMPORARY TURNING EASEMENT PER PLAT (11/8/85, BK. C28, PG. 161)
- EXISTING NEW MEXICO UTILITIES SEWER EASEMENT (12/5/74, BK. 397, PG. 673)



SITE PLAN FOR SUBDIVISION - REQUIRED INFORMATION

THE SITE: The Site is Tracts A, B, and C of Cibola Loop Subdivision, consisting of approximately 26 acres. The property boundaries are Ellison Drive on the south and Cibola Loop Drive on the north, east, and west.

ZONING AND PROPOSED USE: The Site is currently zoned SU-1 for R-2 Uses. SU-1 for Senior Housing with Limited Medical Facilities, and SU-1 for C-1 Permissive Users with No Drive-Up Service Windows. Proposed zoning is SU-1 for City of Albuquerque Community Facilities and Related Uses, SU-1 for C-1 Permissive Users with the Addition of Retail Sales of Alcohol for Off-Premise Consumption as an Ancillary Use to a Grocery Store and the Addition of On-Premises Liquor Sales Associated with a Sit Down Restaurant, and R-2 Proposed uses are a Multigenerational Center, Library, and Swimming Pool, commercial retail, and multi-family residential.

APPLICABLE PLANS: Seven Bar Ranch Sector Development Plan and the West Side Strategic Plan.

PEDESTRIAN AND VEHICULAR INGRESS AND EGRESS

Vehicular Access: The primary access to this site is from Ellison Drive, a Regional Principal Arterial. Secondary access is from Cibola Loop, a local road. The Ellison Drive access is proposed as right-in, right-out, and (protected) left-in.

Transit Access: The site is to the west of the City's Northwest Transit Center. ABC Ride Routes that serve the Northwest Transit Center include Routes 92, 94, 96, 98, 155, 157, 251, 551, and 790.

Bicycle Access: Bicycle access is provided to this site via the multi-use, paved, McMahon and Tres Placitas Trails. The McMahon Trail runs along the south edge of the site within the Ellison right-of-way and connects to the Black Arroyo Trail that runs along the west side of the Channel. Tres Placitas Trail breaks off from the McMahon Trail at West Cibola Loop intersection and loops around the residential neighborhood to and through Tres Placitas Park and continues to the northern edge of the site.

Pedestrian Access: Internal sidewalks and pedestrian facilities will be designed in compliance with the Design Guidelines included with this Site Plan for Subdivision. The internal pedestrian network will make connections to and from each of the buildings, through the parking areas, and to the public sidewalks within the adjacent rights-of-way. There is an existing 10 foot wide multi-use trail along Ellison Drive. Sidewalks will be constructed around the perimeter of the site per the requirements of the Development Process Manual.

BUILDING HEIGHTS AND SETBACKS: Maximum building height for the three City facilities shall be 36 feet. The maximum building height for the commercial buildings shall be 26 feet. Setbacks for the civic and commercial uses shall be per the Design Guidelines.

MAXIMUM FLOOR AREA RATIO: The maximum FAR for the civic and commercial areas is 50. The FAR for the R-2 tract is per the R-2 zone.

LANDSCAPE PLAN: Landscape plans shall be submitted with future Site Plans for Building Permit (Except for R-2 site) and shall be consistent with the Water Conservation Landscaping and Water Waste Ordinance, Pollen Control Ordinance, and the Design Guidelines.

STREETS: All interior streets shall be private.

UTILITIES: All public waterlines that are not within public rights-of-way shall be located in public waterline easements granted to the Albuquerque Bernalillo County Water Utility Authority (ABCWUA). All sanitary sewer lines shall be private.

GENERAL NOTES

- Lot 3 (Multi-Family) is proposed to be zoned R-2, and as such, the Design Guidelines do not apply.
- The build-out of the City facilities will be phased over time. It is anticipated that the Library (located along the Ellison Drive frontage) will be the first City facility built on the property.
- All future Site Development Plans shall contain stormwater control measures designed to manage the first flush and control runoff generated by contributing impervious surfaces.
- A Traffic Circulation Layout (TCL) plan is required for each development as part of the building permit submittal requirements.

VICINITY MAP



PROJECT NUMBER

Application Number

This plan is consistent with the specific Site Development Plan approved by the Environmental Planning Commission (EPC) dated November 14, 2013 and the Findings and Conditions in the Official Notification of Decision are satisfied.

Is an Infrastructure List required? () Yes () No If yes, then a set of approved ORC plans with a work order is required for any construction within Public Right-of-Way or for construction of public improvements.

DRB SITE DEVELOPMENT PLAN APPROVAL

Traffic Engineering, Transportation Division	Date
ABCWUA	Date
Parks and Recreation Department	Date
City Engineer	Date
* Environmental Health Department (conditional)	Date
Solid Waste Management	Date
DRB Chairperson, Planning Department	Date

CIBOLA LOOP

SITE PLAN FOR SUBDIVISION

Prepared for:
Vientecillo, LLC
5995 Alameda Boulevard NE
Albuquerque, NM 87111

Prepared by:
Consensus Planning, Inc.
302 Eighth Street NW
Albuquerque, NM 87102



September 15, 2016

Sheet 1 of 5

DESIGN GUIDELINES

The purpose of these Design Guidelines is to provide a framework to assist the architects, landscape architects, and designers in understanding the vision and development goals for this multi-use property. The primary goal for this property is to achieve a vibrant destination that fosters pedestrian accessibility and is an asset to the community and the City of Albuquerque as a whole. These Design Guidelines supplement the Architectural Program completed as part of the Westside Multigenerational Center Feasibility Study on behalf of the Department of Senior Affairs and apply to civic and commercial areas only within the SU-1 portions of the site. The multi-family tract zoned (R-2) is not subject to these Design Guidelines.

Subsequent Site Plans for Building Permits shall be consistent with the Design Guidelines established by this Site Plan for Subdivision and shall be approved administratively, with the exception of the 5-acre commercial retail site, which shall be approved by the Environmental Planning Commission. Minor amendments to this Site Plan for Subdivision shall be approved administratively by the Planning Director in accordance with the Comprehensive City Zoning Code, Section 14-16-2-22 (A)(6) Special Use Zone, and major amendments shall be approved by the Environmental Planning Commission.

1. ACCESS AND CIRCULATION

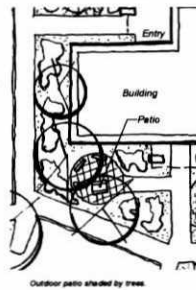
Access is provided from Ellison Drive and Cibola Loop. Primary access will be from Ellison Drive from a right-in, right-out, left-in access point. Secondary access is from Cibola Loop that aligns with existing roadways.

- 1.1 Access and circulation for vehicles required to perform maintenance to recreation areas and buildings shall be maintained.
- 1.2 Fire access shall be provided in accordance with the International Fire Code and adopted and amended by the State of New Mexico and the City of Albuquerque, and with current regulations of the Albuquerque Fire Department.

2. PEDESTRIAN AND SITE AMENITIES

The creation of a pedestrian-friendly environment will depend on creative site design and will be a primary design objective for Cibola Loop.

- 2.1 The use of a consistent design for all types of site furniture will serve to unify different areas of the property. Site furniture will be located in areas of more active recreation or pedestrian movement and consist of the following: benches, picnic tables, trash receptacles, bicycle racks, bollards, and informational signage. Selection of fixtures should be based on design compatibility, durability/maintenance needs, vandal-resistance, cost, comfort, and handicap accessibility.
- 2.2 Pedestrian paths shall be designed to be handicapped accessible (see Americans with Disabilities Act Criteria for Barrier-Free Design, except where topography makes this unfeasible).
- 2.3 Accessible drop-off areas shall be provided at the front entries of each of the three City facilities.
- 2.4 Pedestrian connections shall be provided from parking lots to buildings, adjacent roadways, public sidewalks, and trails.
- 2.5 Pedestrian crossings shall be clearly demarcated with special paving treatment where they cross vehicular entrances and drive aisles. Speed tables and similar traffic-calming devices are encouraged at major crossings.
- 2.6 Freestanding restaurants shall provide outdoor patios shaded by trees and/or a shade structure that is architecturally integrated with building architecture.
- 2.7 Structures and on-site circulation systems should be located to minimize pedestrian/vehicle conflicts.
- 2.8 All sidewalks, ramps (including required truncated domes) curb cuts, and curb and gutter located within City right-of-way shall be built per City of Albuquerque Standard Drawings: sidewalks (2430), ramps (2440), curb cuts (2426), and curb and gutter (2415 A).



3. PARKING

In order to support the goals for the property regarding pedestrian accessibility, careful attention should be paid to the parking design. The goal for the City facilities is to allow shared parking.

- 3.1 Handicapped parking spaces shall be provided adjacent to building entries.
- 3.2 The number of parking spaces shall be as provided below:
 - Multigenerational Center: maximum of 300 spaces, including a minimum of 20 handicapped spaces with 10 being van accessible spaces
 - Library: maximum of 110 spaces, including 8 handicapped spaces with 2 being van accessible spaces
 - Swimming Pool: maximum of 100 spaces, including 4 handicapped spaces with 1 being van accessible spaces
 - Commercial retail: minimum number of spaces per the C-1 zone, no minimum number of spaces are required
- 3.3 Bicycle parking shall be conveniently located near building entrances. The minimum number of bicycle racks shall be determined by the number of parking spaces provided, consistent with the City Comprehensive Zoning Code.
- 3.4 A shared parking agreement shall be required for the three civic uses and the commercial retail use.
- 3.5 Specific design of parking areas and access roads shall be in accordance with the City's Development Process Manual (DPM), and in compliance with the City's Comprehensive Zoning Code, Section 14-16-3-1. Minimum widths and radii for fire access shall be maintained in accordance with 1.2 above.
- 3.6 Alternative surfacing treatments for the parking areas should be explored to allow for water permeability. Opportunities to harvest water in planted islands should also be considered (See Section 14).

4. SETBACKS

The use of building and parking area setbacks is required to provide space for the creation of visually attractive streetscapes.

- 4.1 Minimum setback for buildings:
 - 30 feet from the R.O.W. line of Ellison Drive
 - 30 feet from the R.O.W. line of Cibola Loop
- 4.2 Minimum setback for parking areas:
 - 20 feet from the R.O.W. line of Ellison Drive
 - 20 feet from the R.O.W. line of Cibola Loop
- 4.3 Playground areas:
 - 30 feet from adjacent street or parking lot, unless a physical barrier, such as walls or fencing is provided to restrict access to the street.

5. SITE VISIBILITY AND VIEWS

Visibility from Ellison is important for both the Library and the commercial retail site. The primary views from the site are towards the Sandias to the east and northeast. The west and northwest of the site afford the best views due to the grade differential from west to east and the distance from existing and potential neighboring development, as described in the Architectural Program completed for the three civic uses.

- 5.1 Multigenerational Center: The Multigenerational Center should be easily visible from Ellison Drive and the access to parking and drop-off area should be clear and easy to navigate. Views to the Sandias from many of the Center's primary program areas are important and should be provided from the second level.
- 5.2 Library: Good visibility from Ellison Drive should be provided to the Library. Views from the Library's primary program areas towards the Sandias should be provided.
- 5.3 Swimming Pool: Direct visibility from Ellison Drive is not essential, but good wayfinding for access from Ellison Drive and Cibola Loop should be provided. Views would be a benefit, but are not essential.

6. LANDSCAPE

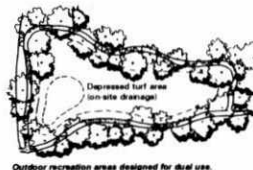
The development of an overall landscape concept will establish a framework that unifies the property. The landscape design should emphasize native and naturalized plant species, but is not limited to those species. All landscaped areas need to be coordinated and responsive to existing environmental conditions and local building policies. These guidelines are to be used as a supplement to the City requirements in the Water Conservation Landscaping and Water Waste Ordinance, the Street Tree Ordinance, and landscape regulations included in the City of Albuquerque Comprehensive City Zoning Code.

- 6.1 Plant materials will be used for a variety of purposes, including:

- Buffer/screen - plant materials will be used to buffer certain facilities from noise and wind, and screen views to/from objectionable elements;
- Shade/climate control - shade trees will be used along pedestrian paths and around activity centers;
- Define uses or activities - trees and shrubs will be used to define specific areas;
- Highlight specific features - trees and shrubs will be used to frame elements, provide foreground and background interest, etc.
- Sensory stimulation - fragrant and flowering trees and shrubs will be used to stimulate the senses of sight, smell, and touch; and
- Education - native landscape materials appropriate to our high desert environment will be used to demonstrate how natives can be water efficient and attractive in a "designed" landscape.



- 6.2 Individual lot owners shall be responsible for the installation and maintenance of the landscape on their property. All plant material, including trees, shrubs, groundcovers, turf, wildflowers, etc. shall be maintained by the owner in a living, attractive condition.
- 6.3 Common area landscaping shall be maintained by an association established for that purpose.
- 6.4 A minimum of 15 percent of site area (minus the building square footage) shall be devoted to landscape materials.
- 6.5 Landscaped areas shall be a minimum of 36 square feet and a minimum width of 6 feet. Living, vegetative materials shall cover a minimum of 75 percent of the landscaped areas. The area and percentage is calculated based on the mature canopy size of all plant materials.
- 6.6 All planting areas not covered with turf shall have a ground topping of river rock, shredded bark, gravel mulch, or similar material which extends completely under the plant material.
- 6.7 Appropriate landscape headers (e.g. steel, brick, concrete) shall be used to separate any turf and groundcover areas.
- 6.8 One shade tree shall be planted for every ten parking spaces, with no parking space being more than 100 feet from a tree trunk. Parking area trees shall have a mature height and canopy of at least 25 feet.
- 6.9 Outdoor recreation areas should be designed for dual use (recreation and on-site drainage).



- 6.10 An automatic underground irrigation system shall be provided to support all required landscaping.
- 6.11 Minimum plant sizes at time of installation shall be as follows:
 - Trees: 1.5 inch caliper, or 10 to 12 feet in height
 - Shrubs & Groundcovers: 1 gallon
 - Turf grasses shall provide complete ground coverage within 1 growing season after installation.

7. SCREENING / WALLS AND FENCES

The effective use of screening devices for mechanical equipment, parking lots, loading areas, refuse collection, and delivery/storage areas is essential to limit their adverse visual impact on the property.

- 7.1 All mechanical equipment shall meet the screening requirements of Section 14-16-3-1(E)(4) of the Comprehensive City Zoning Code. All mechanical equipment shall be screened from public view by materials of the same nature as the basic materials of the building.
- 7.2 All screening and vegetation surrounding ground-mounted transformers and utility pads shall allow 10 feet of clearance in front of the equipment door and 5-6 feet of clearance on the remaining three sides for safe operation, maintenance, and repair purposes. Refer to the PNM Electric Service Guide at www.pnm.com for specifications.
- 7.3 All outdoor refuse containers shall be screened within a minimum 6 foot tall enclosure which is large enough to contain all trash generated between collections. Trash enclosures shall be screened with plant materials.
- 7.4 The Multigenerational Center shall include a 30 yard self contained compactor and shall be screened with an 8 foot wall.
- 7.5 The design and materials for refuse collection enclosures shall be compatible with the architectural theme and materials of the site and adjacent buildings.
- 7.6 No refuse collection areas shall be allowed between streets and building fronts.
- 7.7 Parking areas shall be screened with plant materials, walls, earthen berms, or a combination of the above. Such screening shall have a minimum height of 3 feet.
- 7.8 Walls and fences shall comply with Section 14-16-19, General Height and Design Regulations for Walls, Fences, and Retaining Walls.
- 7.9 Fencing for the Swimming Pool shall comply with Chapter 10 Amusement, Recreation, and Culture, Article 3 Swimming Pools, Section 10-3-2-3 Barrier, which requires pools to be completely surrounded by a barrier at least 48 inches in height, the spaces between bars no greater than 4 inches in width, and the bottom rail or bar to be a maximum of 4 inches above the deck or grade.
- 7.10 Fencing shall be provided for chemical screening at the Swimming Pool area. Fencing materials should allow for passive surveillance of the chemical screening area.
- 7.11 The maximum height of retaining walls is 10 feet facing the interior of the site. Maximum height of retaining walls facing public rights-of-way shall be in compliance with 7.8 above. Areas requiring greater retainage are required to be terraced.
- 7.12 Barbed wire, chain link, concertina wire, and plastic/vinyl fencing are prohibited.
- 7.13 Clear site distances will be maintained at all driveway locations.
- 7.14 Materials acceptable for retaining walls are masonry block (no unfinished), split face block, burnished block, architectural concrete, and stone.

CIBOLA LOOP

DESIGN GUIDELINES

Prepared for:
Vientecillo, LLC
5995 Alameda Boulevard NE
Albuquerque, NM 87111



Prepared by:
Consensus Planning, Inc.
302 Eighth Street NW
Albuquerque, NM 87102

8. ARCHITECTURE

The architectural design should demonstrate a high quality aesthetic character throughout the property and should respond to climate, views, solar access, and aesthetic considerations. The following guidelines are intended to provide design flexibility while maintaining design consistency for all architectural elements throughout the property.

- 8.1 The maximum height for civic buildings at Cibola Loop shall not exceed 38 feet, as measured from the highest adjacent finished grade. The maximum height for commercial buildings at Cibola Loop shall not exceed 26 feet, as measured from the highest adjacent finished grade.
- 8.2 All non-residential buildings shall comply with Section 14-15-3-18, General Building and Site Design Regulations for Non-Residential Uses of the Comprehensive City Zoning Code, as well as other local building and fire codes.
- 8.3 Finished building materials shall be applied to all exterior sides of buildings and structures and shall be consistent on all sides. Any accessory buildings and enclosures, whether attached or detached from the main building, shall be of similar compatible design and materials.
- 8.4 Generic franchise building elevations or canopies are prohibited.
- 8.5 Building entry ways shall be clearly defined and include a canopy, portal, or awning that is architecturally integrated with the building. No plastic or vinyl building panels, awnings, or canopies are allowed.
- 8.6 Buildings should employ variety in structural forms to create visual character and interest, and avoid long, unarticulated facades. Facades should have varied front setbacks, with wall planes not running in one continuous direction for more than 50 feet without a change in architectural treatment.
- 8.7 Building edge treatments shall "step down" to relate to the scale of pedestrians. Building masses should be arranged to cast shadows on each other in order to emphasize the contrast of light and shaded surfaces at corners and edges.
- 8.8 Windows and doors are key elements of any structure's form and should relate to the scale of the elevation on which they appear. The use of recessed openings helps to provide depth and contrast on elevation planes. Glazing should respond to climate, view, and orientation.
- 8.9 Highly reflective surfaces, exposed, untreated, precision block walls, and materials with high maintenance requirements are undesirable and should be avoided.
- 8.10 Materials should be chosen that can be easily repaired and can withstand abuse by vandals, accidental damage by machinery, heavy sun, or southwest climate.
- 8.11 Cell towers shall be architecturally integrated.

9. LIGHTING AND NOISE

The primary design objective of the site lighting system shall be to maximize public safety, while not affecting adjacent properties, buildings, or roadways with unnecessary glare or reflection.

- 9.1 All lighting shall comply with Section 14-16-3-9, Area Lighting Regulations of the Comprehensive City Zoning Code. Placement of fixtures and guidelines shall conform to state and local safety and illumination guidelines. All exterior installations must be provided with ground-fault interruption circuits.
- 9.2 All lights shall be shielded source with glare cut off angles of a maximum of 75 degrees to prevent spillage onto adjoining properties or light pollution of the existing "dark sky." All lighting shall be compliant with the State of New Mexico Night Sky Protection Act, NMSA 1978, 74-12. Cobra and sodium lights are prohibited.
- 9.3 Maximum height for light fixtures shall be as follows:
 - Parking Areas and Interior Streets: 30 feet
 - Pedestrian/bicycle paths: 16 feet
 - Building lighting shall not cause glare or night sky pollution.
 - 42 inches maximum height for bollard lights
- 9.4 Lighting for all outdoor recreation areas shall be programmed to turn off at 10:00 p.m.
- 9.5 Area lighting should be used to highlight public spaces and walkways. The use of walkway level lighting, such as bollard lights or wall pocket lights, is encouraged to accent pedestrian zones.
- 9.6 Individual site lighting shall blend with the architectural character of the buildings and other site fixtures.
- 9.7 Site lighting shall be restricted to a maximum off-site luminance of 1,000 lamberts from any point and 200 foot lamberts from any residential property line.
- 9.8 Accent lighting is permitted, however, surface lighting is limited to an average of 2 footcandles measured 4 feet from the surface level of any point on the building surface being lighted.
- 9.9 Noise generated from the outdoor recreation areas shall be subject to the City's Noise Control Ordinance, Article 9: Noise Control.

10. SIGNAGE

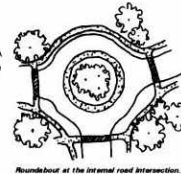
The following signage guidelines were developed to regulate the size, location, type, and quality of sign elements within Cibola Loop. The goal is to provide a signage program that is of high quality, maintains a consistent style, creates a sense of arrival, and complements the visual character of the property.

- 10.1 All signs shall be in compliance with Section 14-16-3-5 General Sign Regulations of the Comprehensive City Zoning Code.
- 10.2 Entry signs shall be monument type and shall complement the materials, color, and architectural character of the buildings.
- 10.3 One project monument sign is allowed at each of the project entries at Ellison Drive and Cibola Loop. The monument sign at Ellison Drive shall be a maximum of 15 feet in height, with a maximum sign area of 75 square feet. The monument sign at Cibola Loop shall be a maximum of 10 feet in height, with a maximum sign area of 50 square feet. These project monument signs shall be of similar design and materials.
- 10.4 One individual monument sign is allowed for each civic building and for the commercial parcel. Maximum height for individual monument signs shall not exceed 8 feet and shall have a maximum signage area not to exceed 40 square feet.

- 10.5 Free-standing signs shall be designed that do not require any external bracing, angle-iron supports, guy wires or similar devices.
- 10.6 No signage is allowed that uses moving parts, makes audible sounds, or has blinking or flashing lights.
- 10.7 Signs shall not overhang into the public right-of-way or extend above the building roof line.
- 10.8 Off-premise signs and portable signs are prohibited.
- 10.9 Building-mounted signs shall not exceed 6 percent of the facade area. Maximum logo size shall not exceed 3 feet by 5 feet.
- 10.10 Building-mounted signs shall:
 - Identify the name and address of the building;
 - Have a maximum of 4 different colors;
 - Have a significant contrast between the background and the text in order to ensure readability; and
 - Not intrude upon any architectural features, including windows, columns, mouldings, or other decorative features.
- 10.11 No illuminated plastic panel signs are allowed except business logos.
- 10.12 Lighted signs shall not face residential neighborhood.
- 10.13 Directional signs for pedestrian and bicycle trails, parking areas, etc. may be up to 8 feet in height. Directional signs shall be made of stone/masonry, concrete, or any anodized, oxidized, or powder coated metal.

11. ROUNDABOUT

A roundabout will be utilized as a traffic calming device within the project interior. A character defining element will be located north of the roundabout and may include signage.



Roundabout at the internal road intersection.

- 11.1 Roundabouts shall meet design requirements of Publications FHWA-RD-00-067 and AASHTO and shall accommodate required fire access.
- 11.2 Raised islands with rolled curbs will be used to direct traffic counter-clockwise and prevent left turn movements. Crosswalks will provide clear separation between vehicular and pedestrian movements.

12. TRANSPORTATION DEMAND MANAGEMENT

In order to reduce single-occupancy vehicles, Transportation Demand Management (TDM) will help mitigate traffic impacts of a development.

- 12.1 Designated carpool parking spaces shall be provided at Cibola Loop civic buildings to encourage carpooling, and shall be noted on future Site Development Plans.
- 12.2 The City departments should work with their employees to encourage carpooling, bus ridership, and alternative modes of transportation.
- 12.3 The City departments should post the City trail map and bus route information in public lobbies, employee break rooms, or other locations easily accessible to employees.
- 12.4 Conveniently located bicycle racks and facilities shall be provided to encourage bicycle commuting.

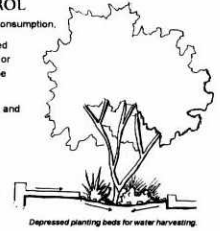
13. UTILITIES

To ensure the overall aesthetic quality of the property, the visual impact of utilities and equipment should be minimized.

- 13.1 All new electric distribution lines shall be placed underground.
- 13.2 Transformers, utility pads, and telephone boxes shall be appropriately screened with walls and/or vegetation when viewed from the public right-of-way. Screening of transformers, utility boxes and other utility structures shall not impede access to the equipment and shall provide for safe maintenance and repair by utility workers.
- 13.3 When an above-ground backflow prevention device is required by the City of Albuquerque, the heated enclosure shall be constructed of materials compatible with the architectural materials used as the main elements of the building. If pre-fabricated fiberglass enclosures are used, they shall be appropriately screened from view by walls and/or landscaping.
- 13.4 PNM Coordination: Development shall abide by all conditions or terms of utility easements prior to development, contact shall be made to PNM's new Service Delivery Department to coordinate electric service and options for the location of electrical service connection. Any existing or proposed public utility distribution easements are to be indicated on subsequent Site Plan for Building Permit utility sheets. PNM's standard for public utility distribution easements is 10 feet in width to ensure adequate, safe clearances.

14. SUSTAINABILITY AND STORM WATER CONTROL

- 14.1 Energy efficient techniques shall be utilized to reduce energy and water consumption.
- 14.2 Water harvesting techniques, such as curb cuts for drainage to landscaped areas, permeable paving, bioswales to slow and treat storm water runoff, or cisterns for the collection and reuse of storm water and gray water shall be provided, where appropriate.
- 14.3 Storm water control measures shall be designed to manage the first flush and control runoff generated by contributing impervious surfaces.
- 14.4 Where feasible, roofs shall drain water to areas which are landscaped appropriately for such run-off.
- 14.5 Buildings shall be oriented to take advantage of heat gain in the winter where possible while coordinating with shading strategies to inhibit solar gain in the summer.
- 14.6 Grasses and other ground vegetation should be placed near project edges to help filter and slow runoff as it exits and enters the site.
- 14.7 Convenient recycling collection facilities shall be provided by all tenants of the site.
- 14.8 The use of sustainable design principles, environmentally-responsible building concepts, and earth-friendly procedures is encouraged.



Depressed planting beds for water harvesting.



Curb-cuts allow drainage to landscape areas.

CIBOLA LOOP

DESIGN GUIDELINES

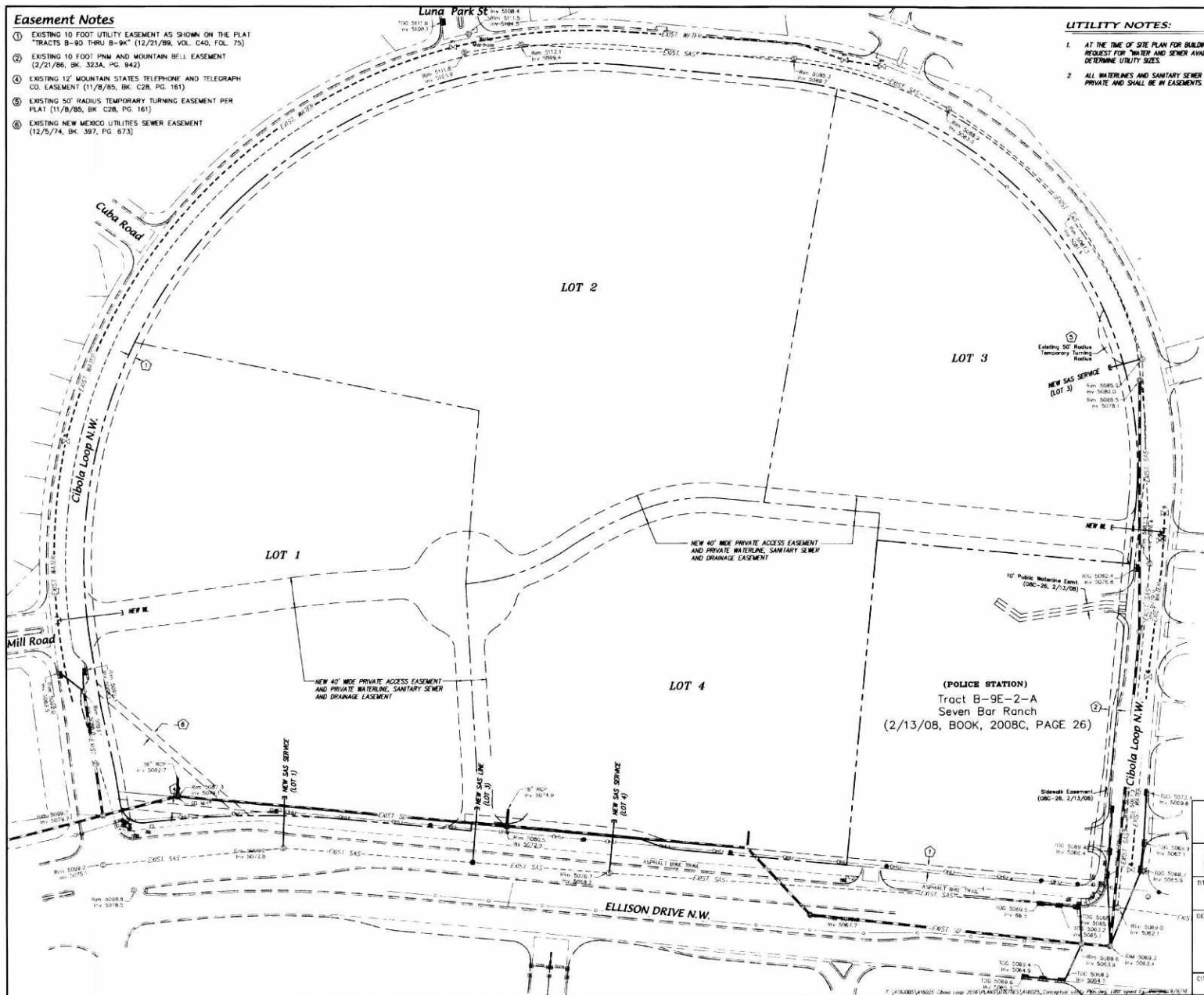
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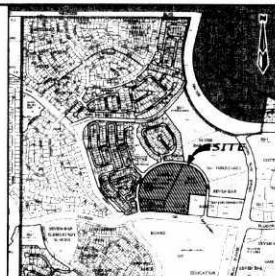
Prepared by:
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302 Eighth Street NW
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- ① EXISTING 10 FOOT UTILITY EASEMENT AS SHOWN ON THE PLAT "TRACTS B-90 THRU B-9K" (12/21/89, VOL. C40, FOL. 75)
- ② EXISTING 10 FOOT PNM AND MOUNTAIN BELL EASEMENT (2/21/86, BK. 323A, PG. 942)
- ④ EXISTING 12' MOUNTAIN STATES TELEPHONE AND TELEGRAPH CO. EASEMENT (11/8/85, BK. C28, PG. 161)
- ⑤ EXISTING 50' RADIUS TEMPORARY TURNING EASEMENT PER PLAT (11/8/85, BK. C28, PG. 161)
- ⑥ EXISTING NEW MEXICO UTILITIES SEWER EASEMENT (12/5/74, BK. 387, PG. 673)

1. AT THE TIME OF SITE PLAN FOR BUILDING PERMIT, EACH LOT WILL HAVE TO SUBMIT A REQUEST FOR "WATER AND SEWER AVAILABILITY" FROM A.B.C.W.U.A. IN ORDER TO FURTHER DETERMINE UTILITY SIZES.
2. ALL WATERLINES AND SANITARY SEWER LINES NOT IN PUBLIC RIGHT-OF-WAY SHALL BE PRIVATE AND SHALL BE IN EASEMENTS.

[illegible]

- ① EXISTING 10 FOOT UTILITY EASEMENT AS SHOWN ON THE PLAT "TRACTS B-80 THRU B-9K" (12/21/89, VOL. C40, FOL. 75)
- ② EXISTING 10 FOOT PNM AND MOUNTAIN BELL EASEMENT (2/21/86, BK. 323A, PG. 942)
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- ⑥ EXISTING NEW MEXICO UTILITIES SEWER EASEMENT (12/3/74, BK. 397, PG. 673)



VICINITY MAP ZONE ATLAS: A-13

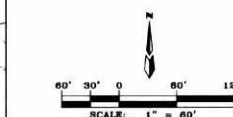
Existing Drainage Conditions

Originally the Cibola project site was part of the larger Seven Bar Ranch Tracts and the regional master drainage plan was developed as part of the 1988 Drainage Report for SAD 223. In that report, the Cibola project site was divided into two subwaters. The NORTH subwaters (12.9 acres) with an allowable discharge of 8.5 cfs was directed to the southeast corner of Cibola Loop Road approximately 200' north of Ellison Road. The South subwaters (16.9 acres) with an allowable discharge of 10.7 cfs was directed to the corner of Cibola Loop and Ellison Road. The detention pond outfall at the southeast corner of the pond conveys runoff to a storm drain in Ellison Road.


In 1996 the offsite area west of the project site was subdivided and developed into a 254 single family subdivision known as Tres Placitas. Developed runoff from a portion of this subdivision drains into an existing detention pond located at the southwest corner of the Cibola project site. The outfall structure from this pond was designed and constructed to accept the "allowable" discharge flows from Subasin 9E; the allowable peak discharge was determined in the SAS 223 Drainage Report.

The proposed conceptual drainage plan is for the north subbasin to discharge a maximum of 8.5 cfs into the existing storm drain in Cibola Loop and the south subbasin to drain into the proposed and relocated detention pond to the south. The maximum allowable discharge from this pond is 34.25 cfs with the allowable contribution from our project of 8.55 cfs. The remaining portion of the allowable 10.7 cfs from the SAD 223 report, or 2.15 cfs, comes from the existing 3.4 acre Police Station to the east.

The existing detention pond at the southwest corner of this property on Lot 1 may be relocated and reconfigured. The future redesign shall be worked out between Lots 1 and 4.



dmg MARK GOODWIN & ASSOCIATES, P.A.
CONSULTING ENGINEERS
P.O. BOX 90806
ALBUQUERQUE, NEW MEXICO 87199
OFFICE (505) 828-2200, FAX (505) 797-9539



CITY OF ALBUQUERQUE
PUBLIC WORKS DEPARTMENT

TITLE: **CIBOLA LOOP
CONCEPTUAL DRAINAGE PLAN**

DESIGN REVIEW COMMITTEE	CITY ENGINEER APPROVA	DATE	MO./DAY/YR	MO./DAY/YR
		LAST DESIGN UPDATE		
CITY PROJECT NO.	ZONE MAP NO.	SHEET	OF	
	A-13-Z	1	1	

ENGINEER'S SEAL				SUBJECT INFORMATION				FIELD NOTES				GENERAL INFORMATION			
NO.	DATE	DETAILS	BY	NO.	DATE	CONTRACT NO.	PROJECT NO.	NO.	DATE	CONTRACT NO.	PROJECT NO.	NO.	DATE	CONTRACT NO.	PROJECT NO.
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117	10/16/76	REVISIONS	BY	118	10/16/76	100-116	100-116	119	10/16/76	100-116	100-116	120	10/16/76	100-116	100-116
121	10/16/76	REVISIONS	BY	122	10/16/76	100-116	100-116	123	10/16/76	100-116	100-116	124	10/16/76	100-116	100-116
125	10/16/76	REVISIONS	BY	126	10/16/76	100-116	100-116	127	10/16/76	100-116	100-116	128	10/16/76	100-116	100-116
129	10/16/76	REVISIONS	BY	130	10/16/76	100-116	100-116	131	10/16/76	100-116	100-116	132	10/16/76	100-116	100-116
133	10/16/76	REVISIONS	BY	134	10/16/76	100-116	100-116	135	10/16/76	100-116	100-116	136	10/16/76	100-116	100-116
137	10/16/76	REVISIONS	BY	138	10/16/76	100-116	100-116	139	10/16/76	100-116	100-116	140	10/16/76	100-116	100-116
141	10/16/76	REVISIONS	BY	142	10/16/76	100-116	100-116	143	10/16/76	100-116	100-116	144	10/16/76	100-116	100-116
145	10/16/76	REVISIONS	BY	146	10/16/76	100-116	100-116	147	10/16/76	100-116	100-116	148	10/16/76	100-116	100-116
149	10/16/76	REVISIONS	BY	150	10/16/76	100-116	100-116	151	10/16/76	100-116	100-116	152	10/16/76	100-116	100-116
153	10/16/76	REVISIONS	BY	154	10/16/76	100-116	100-116	155	10/16/76	100-116	100-116	156	10/16/76	100-116	100-116
157	10/16/76	REVISIONS	BY	158	10/16/76	100-116	100-116	159	10/16/76	100-116	100-116	160	10/16/76	100-116	100-116
161	10/16/76	REVISIONS	BY	162	10/16/76	100-116	100-116	163	10/16/76	100-116	100-116	164	10/16/76	100-116	100-116
165	10/16/76	REVISIONS	BY	166	10/16/76	100-116	100-116	167	10/16/76	100-116	100-116	168	10/16/76	100-116	100-116
169	10/16/76	REVISIONS	BY	170	10/16/76	100-116	100-116	171	10/16/76	100-116	100-116	172	10/16/76	100-116	100-116
173	10/16/76	REVISIONS	BY	174	10/16/76	100-116	100-116	175	10/16/76	100-116	100-116	176	10/16/76	100-116	100-116
177	10/16/76	REVISIONS	BY	178	10/16/76	100-116	100-116	179	10/16/76	100-116	100-116	180	10/16/76	100-116	100-116
181	10/16/76	REVISIONS	BY	182	10/16/76	100-116	100-116	183	10/16/76	100-116	100-116	184	10/16/76	100-116	100-116
185	10/16/76	REVISIONS	BY	186	10/16/76	100-116	100-116	187	10/16/76	100-116	100-116	188	10/16/76	100-116	100-116
189	10/16/76	REVISIONS	BY	190	10/16/76	100-116	100-116	191	10/16/76	100-116	100-116	192	10/16/76	100-116	100-116
193	10/16/76	REVISIONS	BY	194	10/16/76	100-116	100-116	195	10/16/76	100-116	100-116	196	10/16/76	100-116	100-116
197	10/16/76	REVISIONS	BY	198	10/16/76	100-116	100-116	199	10/16/76	100-116	100-116	200	10/16/76	100-116	100-116
201	10/16/76	REVISIONS	BY	202	10/16/76	100-116	100-116	203	10/16/76	100-116	100-116	204	10/16/76	100-116	100-116
205	10/16/76	REVISIONS	BY	206	10/16/76	100-116	100-116	207	10/16/76	100-116	100-116	208	10/16/76	100-116	100-116
209	10/16/76	REVISIONS	BY	210	10/16/76	100-116	100-116	211	10/16/76	100-116	100-116	212	10/16/76	100-116	100-116
213	10/16/76	REVISIONS	BY	214	10/16/76	100-116	100-116	215	10/16/76	100-116	100-116	216	10/16/76	100-116	100-116
217	10/16/76	REVISIONS	BY	218	10/16/76	100-116	100-116	219	10/16/76	100-116	100-116	220	10/16/76	100-116	100-116
221	10/16/76	REVISIONS	BY	222	10/16/76	100-116	100-116	223	10/16/76	100-116	100-116	224	10/16/76	100-116	100-116
225	10/16/76	REVISIONS	BY	226	10/16/76	100-116	100-116	227	10/16/76	100-116	100-116	228	10/16/76	100-116	100-116
229	10/16/76	REVISIONS	BY	230	10/16/76	100-116	100-116	231	10/16/76	100-116	100-116	232	10/16/76	100-116	100-116
233	10/16/76	REVISIONS	BY	234	10/16/76	100-116	100-116	235	10/16/76	100-116	100-116	236	10/16/76	100-116	100-116
237	10/16/76	REVISIONS	BY	238	10/16/76	100-116	100-116	239	10/16/76	100-116	100-116	240	10/16/76	100-116	100-116
241	10/16/76	REVISIONS	BY	242	10/16/76	100-116	100-116	243	10/16/76	100-116	100-116	244	10/16/76	100-116	100-116
245	10/16/76	REVISIONS	BY	246	10/16/76	100-116	100-116	247	10/16/76	100-116	100-116	248	10/16/76	100-116	100-116
249	10/16/76	REVISIONS	BY	250	10/16/76	100-116	100-116	251	10/16/76	100-116	100-116	252	10/16/76	100-116	100-116
253	10/16/76	REVISIONS	BY	254	10/16/76	100-116	100-116	255	10/16/76	100-116	100-116	256	10/16/76	100-116	100-116
257	10/16/76	REVISIONS	BY	258	10/16/76	100-116	100-116	259	10/16/76	100-116	100-116	260	10/16/76	100-116	100-116
261	10/16/76	REVISIONS	BY	262	10/16/76	100-116	100-116	263	10/16/76	100-116	100-116	264	10/16/76	100-116	100-116
265	10/16/76	REVISIONS	BY	266	10/16/76	100-116	100-116	267	10/16/76	100-116	100-116	268	10/16/76	100-116	100-116
269	10/16/76	REVISIONS	BY	270	10/16/76	100-116	100-116	271	10/16/76	100-116	100-116	272	10/16/76	100-116	100-116
273	10/16/76	REVISIONS	BY	274	10/16/76	100-116	100-116	275	10/16/76	100-116	100-116	276	10/16/76	100-116	100-116
277	10/16/76	REVISIONS	BY	278	10/16/76	100-116	100-116	279	10/16/76	100-116	100-116	280	10/16/76	100-116	100-116
281	10/16/76	REVISIONS	BY	282	10/16/76	100-116	100-116	283	10/16/76	100-116	100-116	284	10/16/76	100	